



**AGENDA  
PLANNING & ZONING COMMISSION  
TUESDAY, SEPTEMBER 27, 2016**

The Planning and Zoning Commission will convene into a Work Session at 6:00 p.m. in the in the City Hall Conference Room at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

- i. Call to Order.
- ii. Discuss items on the regular agenda.
- iii. Adjourn.

The Planning and Zoning Commission will convene into a Regular Meeting at 6:30 p.m. in the City Hall Chambers at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

**A. CALL TO ORDER**

---

1. Update Report from Staff.

**B. CONSENT AGENDA**

---

1. Consider action to approve the minutes of the Planning and Zoning Commission meeting on September 13, 2016.
2. Consider and take action on a Preliminary Plat for the Greenway at Liberty Grove Addition located at 5100 Lakeview Parkway, further described as being 2.58+/- acres of land located in the Thomas Lumley Survey, Abstract No. 789, City of Rowlett, Dallas County, Texas.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

---

1. Conduct a public hearing and take action on a Replat of 6602 Windward View Drive further described as being Lots 2 and 3R, Block 1 of the Vue De Lac Addition, City of Rowlett, Dallas County, Texas.
2. Conduct a public hearing and make a recommendation on a request for a rezoning to a Planned Development with an underling Limited Commercial/Retail (C-1) based zoning district to allow a self-storage facility. The subject property is located at 1800 & 1900 Castle Drive further described as being all of Lots 4 and 5, Block A of Bubbus Addition No. 1, City of Rowlett, Dallas County, Texas.
3. Conduct a public hearing and make a recommendation on a request to amend Planned Development Ordinance #027-16 in order to modify the landscape entryway requirements. The subject property is located at 7900 Chiesa Road further described as being all of Tract 1 in the James

Saunders Survey, Abstract No. 1424 and being a portion of Lot 1, Block 1, Crossroads Church Addition, City of Rowlett, Dallas County, Texas.

4. Conduct a public hearing and take action on a Preliminary Plat for Willow Wood Estates, located at 7900 Chiesa Road further described as being all of Tract 1 in the James Saunders Survey, Abstract No. 1424, and being a portion of Lot 1, Block 1, Crossroads Church, City of Rowlett, Dallas County, Texas.
5. Consider and make a recommendation to City Council regarding a tree mitigation plan and related tree removal permit application for more than three trees associated with Willow Wood Estates. The subject property is located at 7900 Chiesa Road further described as being all of Tract 1 in the James Saunders Survey, Abstract No. 1424 and being a portion of Lot 1, Block 1, Crossroads Church Addition, City of Rowlett, Dallas County, Texas.
6. Consider and take action on a Temporary Use Permit Request for a "Similar temporary use", specifically a mobile pet vaccination and nonsurgical neutering clinic, to be located at 2411 Hickox Road during the 3rd weekend of each month for 12 months.

#### **D. ADJOURNMENT**

---

NOTE: THE PLANNING AND ZONING COMMISSION MAY RETIRE AND CONVENE INTO EXECUTIVE, CLOSED SESSION ON ANY MATTER RELATED TO ANY OF THE ABOVE AGENDA ITEMS FOR THE PURPOSES OF PRIVATE CONSULTATION WITH THE CITY ATTORNEY UNDER SECTION 551.071 OF THE TEXAS GOVERNMENT CODE.

NOTE: THE CITY OF ROWLETT MEETING ROOMS ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT FOR FURTHER INFORMATION.



Garrett Langford, Principal Planner

**MINUTES OF THE WORK SESSION AND REGULAR MEETING  
OF THE PLANNING & ZONING COMMISSION  
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER  
4000 MAIN STREET, AT 6:15 P.M., SEPTEMBER 13, 2016**

**WORK SESSION**

**PRESENT:** Chairman Michael Lucas, Commissioners Chris Kilgore, James Moseley, Lisa Estevez, Alternates Stephen Ritchey, Kim Clark

**ABSENT:** Vice Chairman Jonas Tune, Commissioner Thomas Finney, Alternate Jason Berry

**STAFF PRESENT:** Principal Planner Garrett Langford, Urban Design Manager Daniel Acevedo, Senior Planner Patricia Gottilly-Roberts, Planner I Katy Goodrich, Development Services Coordinator Lola Isom

**i. Call to Order**

Chairman Michael Lucas called the Work Session to order at 6:15 p.m.

**ii. Discuss items on the regular agenda.**

Garrett Langford, Principal Planner, provided an update regarding City Council action items from the September 6, 2016, agenda. He also announced that National Night Out would be held on October 4, 2016.

Daniel Acevedo, Urban Design Manager, provided a brief overview of Item C.1., and stated that staff was recommending approval. There was discussion amongst the Commission regarding lot sizes and the concept.

No additional Regular Meeting agenda items were discussed.

**iii. Adjourn**

Chairman Lucas adjourned the Work Session at 6:20 p.m.

**REGULAR MEETING**

**A. CALL TO ORDER**

---

Chairman Lucas called the Regular Meeting to order at 6:30 p.m.

**1. Update Report from Staff.**

**MINUTES OF THE WORK SESSION AND REGULAR MEETING  
OF THE PLANNING & ZONING COMMISSION  
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER  
4000 MAIN STREET, AT 6:15 P.M., SEPTEMBER 13, 2016**

Garrett Langford, Principal Planner, announced that National Night Out would be held on October 4, 2016 and the next Planning and Zoning Commission meeting would be held on September 27, 2016.

**B. CONSENT AGENDA**

---

- 1. Consider action to approve the minutes of the Planning and Zoning Commission meeting on August 23, 2016.**
- 2. Consider and take action on a Preliminary Plat for Country Way Addition, located at 3641 and 3661 Elm Grove Road, further described as 17.269 +/- acres in the James Eidson Survey, Abstract No. 437, Dallas County, Texas.**

Commissioner James Moseley made a motion to approve the Consent Agenda. Commissioner Lisa Estevez seconded the motion. The motion passed with a 6-0 vote.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

---

- 1. Conduct a public hearing and make a recommendation on a rezoning request from Single Family-40 (SF-40) to a Planned Development (PD) with an underlying Single Family-7 (SF-7) and Limited Commercial (C-1) base zoning. The subject property is located at 6917 Miller Road, further described as being 4.028 +/- acres in the James Hobbs Survey, Abstract #571, City of Rowlett, Dallas County, Texas.**

Mr. Acevedo came forward to present the case. He presented a location map and provided background on the property and the development process. He presented information regarding vision for the area as outlined in Active Living Area E-5. He stated the subject property does not the minimum size to be considered for Form Based Code Zoning which is 20 acres. He presented the concept plan, the development standards that the applicant was requesting in their PD, and stated that staff recommends approval.

Mr. Acevedo said that public hearing notifications were sent; one was received in opposition and two were received in favor from the 200' notice and none were received from the 500' courtesy notification. There was discussion amongst the Commission regarding the potential height of the development.

Chairman Michael Lucas opened the public hearing.



**MINUTES OF THE WORK SESSION AND REGULAR MEETING  
OF THE PLANNING & ZONING COMMISSION  
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER  
4000 MAIN STREET, AT 6:15 P.M., SEPTEMBER 13, 2016**

The following speaker came forward:

**Michael Coker  
3111 Canton Street  
Dallas, Texas  
Applicant's Representative**

Mr. Coker came forward and stated that he was there on behalf of the applicant and there to answer any questions that the Commissioners may have.

No additional speakers came forward.

Chairman Michael Lucas closed the public hearing.

There was additional discussion amongst the Commission regarding concerns with C-1 zoning, property ownership, the relationship with Paddle Point Park, and frontage on the lake.

Alternate Kim Clark made a motion to recommend approval of the rezoning request with the condition that the future development cannot exceed two-stories in height. Commissioner Chris Kilgore seconded the motion. The motion passed with a 5-1 vote. Commissioner James Moseley voted in opposition.

**2. Consider and take action on an Alternative Landscape Plan application for El Pollo Loco located at 3101 Lakeview Parkway further described as being Lot 2, Block A, of the Briarwood Armstrong Addition, City of Rowlett, Dallas County, Texas.**

Katy Goodrich, Planner, came forward to present the case. She provided background on the subject property, the zoning, and the request. She presented a Landscape Plan and designated the location of the tree relocation.

Commissioner Chris Kilgore made a motion to approve the item. Commissioner James Moseley seconded the motion. The motion passed with a 6-0 vote.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING  
OF THE PLANNING & ZONING COMMISSION  
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER  
4000 MAIN STREET, AT 6:15 P.M., SEPTEMBER 13, 2016**

**D. ADJOURNMENT**

---

Chairman Michael Lucas adjourned the meeting at 6:55 p.m.

---

Chairman

---

Secretary



## City of Rowlett

### Staff Report

Planning & Zoning Commission

4000 Main Street  
P.O. Box 99  
Rowlett, TX 75080-0099  
www.rowlett.com

**AGENDA DATE:** 09/27/2016

**AGENDA ITEM:** B2

#### **AGENDA LOCATION:**

Consent Agenda

#### **TITLE**

Consider and take action on a Preliminary Plat for the Greenway at Liberty Grove Addition located at 5100 Lakeview Parkway, further described as being 2.58+/- acres of land located in the Thomas Lumley Survey, Abstract No. 789, City of Rowlett, Dallas County, Texas.

#### **STAFF REPRESENTATIVE**

Garrett Langford, Principal Planner

#### **SUMMARY**

The Preliminary Plat is one of the first steps in the development process and provides an overview of the utility and lot layout for the site in its entirety. This Preliminary Plat involves creating one lot (Attachment 1 – Preliminary Plat) for a future retail liquor store (Beverage Depot).

#### **BACKGROUND INFORMATION**

The subject property consist of 2.58 acres and is located east of Lakeview Parkway and President George Bush Turnpike (Attachment 2 – Location Map). The subject property is zoned General Commercial/Retail (C-2) which allows retail uses such as the proposed liquor store. The Preliminary Plat is the first step in the development process. Subsequently, the applicant will be required to obtain approval of the development plans (site, landscape, tree survey and façade plans), civil engineering plans, a final plat, and building plans prior to receiving a building permit. Due to the size of the project, the Development Plans will be brought before the Commission for consideration and approval, as well as the final plat.

#### **DISCUSSION**

Section 77-806.C.2(d)(1) of the Rowlett Development Code (RDC) states,

“Approval of a preliminary plat shall be deemed an expression of approval of the layouts submitted on the preliminary plat as a guide for the future installation of streets, water, sewer, and other required improvements and utilities and as a guide to the preparation of the final plat. Except as provided for in this section, approval of the preliminary plat shall constitute conditional approval of the final plat when all conditions of approval noted as provided in this section have been met.”

It is important to note that Section 77-806.C.2(d)(2) of the RDC additionally states,

“No construction work shall begin on the proposed improvements in the proposed subdivision prior to approval of the final plat by the planning and zoning commission and

the construction plans by the director of public works and/or director of utilities. The subdivider, at its sole and exclusive risk, may undertake certain ground excavations for grading and drainage purposes, install underground utilities, and install drainage, if the proper permits and approvals for such works are issued by the director of public works.”

Section 77-806.C.6 of the RDC further states,

“The Planning and Zoning Commission may approve a preliminary or final plat only if it finds that the plat:

- (a) Conforms to Chapter 77-600, Subdivision and land development, and any regulations adopted pursuant to that chapter;
- (b) Promotes the public health, safety and welfare;
- (c) Provides for the proper arrangement of streets in relation to existing or proposed streets;
- (d) Provides for the efficient movement of vehicular and pedestrian traffic;
- (e) Ensures adequate and properly placed utilities;
- (f) Provides access for firefighting apparatus as determined by the fire marshal;
- (g) Provides light and air and avoids congestion;
- (h) Facilitates the orderly and efficient layout and use of the land; and
- (i) Furthers the goals and policies of the comprehensive plan and the city council.”

City Staff from the Planning and Engineering Divisions as well as the Fire Marshal’s Office have reviewed the Preliminary Plat for compliance with the Rowlett Development Code. Based on the fact that this request meets the requirements set forth in the Rowlett Development Code, Staff recommends approval of this request.

#### **FISCAL IMPACT/BUDGET IMPLICATIONS**

N/A

#### **RECOMMENDED ACTION**

Staff recommends approval.

#### **ATTACHMENTS**

Attachment 1 – Proposed Preliminary Plat

Attachment 2 – Location Map



STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Shaun Ganji, is the sole owner of a 2.583 acre tract of land situated in the Thomas Lumley Survey, Abstract No. 789, Dallas County, Texas, and being a portion of that certain tract of land conveyed in deed to Greenway Liberty Grove, L.P., as recorded under Volume 95123, Pg. 2963, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the Northeast corner of the herein described tract, same being in the north line of said Greenway tract, same being the Northwest corner of Lot 2A, Block 1, Greenway Liberty Grove Addition, an addition to the City of Rowlett, Dallas County, Texas according to the plat thereof recorded under Instrument Number 201500098660, Official Public Records, Dallas County, Texas, same being in the South right-of-way line of Lakeview Parkway (S.H. No. 66)(120' right-of-way);

THENCE South 00 deg. 39 min. 35 sec. East, along the west line of said Lot 2A and through the interior of said Greenway tract, passing the Southwest corner of said Lot 2A, and continuing through the interior of said Greenway tract, a total distance of 310.00 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the Southeast corner of the herein described tract;

THENCE continuing through the interior of said Greenway tract as follows:

South 87 deg. 53 min. 00 sec. West, a distance of 360.00 feet to a 1/2 inch iron rod set for the Southwest corner of the herein described tract;

North 00 deg. 39 min. 35 sec. West, a distance of 310.00 feet to a 1/2 inch iron rod set for the Northwest corner of the herein described tract, same being in the North line of said Greenway Liberty Grove tract, same being in the South right-of-way line of aforesaid Lakeview Parkway;

THENCE North 87 deg. 53 min. 00 sec. East, along the common line of said Greenway Liberty Grove tract and the South right-of-way line of said Lakeview Parkway, a distance of 360.00 feet to THE POINT OF BEGINNING and containing 112,507 square feet or 2.583 acres of computed land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **SHAUN GANJI**, does hereby bind himself and his heirs, assigns and successors of title this plat designating the hereinabove described property as **LOT 3, BLOCK 1, GREENWAY LIBERTY GROVE ADDITION**, an addition to the City of Rowlett, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, I certify that I am the sole owner of the dedicated property and that no other's interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

## ACCESS EASEMENT

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use, in, along, upon, and across said premises, with the right and privilege at all times of the City of Rowlett, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said premises.

## FIRE LANE EASEMENT

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police of his duly authorized representative is hereby authorized to easse such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Departments and emergency use.

WITNESS MY HAND at Dallas County, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By: \_\_\_\_\_  
SHAUN GANJI, OWNER

STATE OF TEXAS:  
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Shaun Ganji, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

## GREENWAY LIBERTY GROVE ADDITION PRELIMINARY PLAT LOT 3, BLOCK 1

BEING A 2.58 ACRE TRACT OF LAND IN THE  
THOMAS LUMLEY SURVEY, ABSTRACT NO. 789  
OUT OF THE  
CITY OF ROWLETT, DALLAS COUNTY, TEXAS  
THIS PLAT FILED IN INSTRUMENT NO. \_\_\_\_\_

## GENERAL NOTES:

1. IRR - Iron Rod Found
2. IRS - Iron Rod Set w/ Peiser Surveying red plastic cap
3. Basis of Bearing - Based on the north line (North 89 deg. 17 min. 16 sec. East) of a portion of that certain tract of land conveyed in Special Warranty Deed to Halle Properties, L.L.C., as recorded under Instrument No. 201200170142, Official Public Records, Dallas County, Texas.
4. The purpose of this plat is to plat 1 Lot from a tract of land.
5. Dendimark - City of Rowlett Geodetic Control Data Sheet
- Station Name: C-1, Monument Type: Bernsten Top Security Monument w/access cover, Description of Points: The Bernsten Top Security Monument with access cover is located in the CL of Median of Lakeview Parkway 300' ± west of the CL of Dexam Road. It is 50' west of the end of the conc median, 5.3' south of the north median curb and 4.6' north of the south median curb. It is also 71' east of a 3'x3' stone column. Elevation is 485.30'
- Station Name: C-3, Monument Type: Bernsten Top Security Monument w/access cover, Description of Points: The Bernsten Top Security Monument with access cover is located in the cl median of Lakeview Parkway 275± west of Shoreline Dr. It is 48' east of an irrigation control pedestal, 53' west of edge on conc median, 6' south of north curb and 6' north of south curb. Elevation is 485.73'

## SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Platting Rules and regulations of the City Planning Commission of the City of Rowlett, Texas.

**PRELIMINARY-FOR REVIEW PURPOSES ONLY  
MAY NOT BE RECORDED FOR ANY REASON**

Timothy R. Mankin \_\_\_\_\_ Date \_\_\_\_\_  
Registered Professional Land Surveyor, No. 6122

STATE OF TEXAS:  
COUNTY OF TARRANT:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared TIMOTHY R. MANKIN, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company. GIVEN UNDER MY HAND AND SEAL OF OFFICE. this ---- day of ----- 2016.

Notary Public in and for Tarrant County, Texas

My Commission Expires: 08/15/2016

Preliminary Plat - For Inspection Purposes Only  
Approved for Preparation of Final Plat

Chairman, City of Rowlett \_\_\_\_\_ Date \_\_\_\_\_  
Planning and Zoning Commission

Director of Development Services \_\_\_\_\_ Date \_\_\_\_\_

LINE TABLE		
LINE	LENGTH	BEARING
L1	108.66'	N 87°53'0" E
L2	36.00'	N 87°53'0" E
L3	6.49'	S 27°0" E
L4	22.84'	N 87°53'0" E
L5	10.10'	S 27°0" E
L6	104.30'	S 07°53'0" W
L7	24.01'	S 03°39'35" E
L8	189.75'	S 07°53'0" W
L9	174.01'	S 27°0" E
L10	17.09'	N 87°53'0" E
L11	48.36'	S 57°53'0" W
L12	87.94'	N 87°53'0" E
L13	24.01'	S 03°39'35" E
L14	62.33'	N 87°53'0" E
L15	38.83'	S 57°53'0" W
L16	12.00'	N 03°39'35" W
L17	10.00'	S 27°0" E
L18	10.00'	N 87°53'0" E
L19	10.00'	S 27°0" E
L20	02.24'	N 87°53'0" E
L21	44.74'	N 87°53'0" E
L22	10.00'	S 87°53'0" W
L23	175.41'	S 27°0" E
L24	86.25'	S 87°53'0" W
L25	24.01'	S 03°39'35" E
L26	79.64'	S 87°53'0" W
L27	8.49'	S 27°0" E
L28	23.91'	N 03°39'35" W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CB
C1	21.75'	30.00'	41°32'51"	S 22°53'26" E
C2	47.12'	30.00'	90°0'0"	S 47°7'0" E
C3	25.37'	30.00'	48°27'20"	S 67°53'26" E
C4	47.12'	30.00'	90°0'0"	N 42°53'0" E
C5	47.91'	30.50'	90°0'0"	S 47°7'0" E
C6	15.71'	30.00'	30°0'0"	N 72°53'0" E
C7	28.54'	54.50'	30°0'0"	S 72°53'0" W
C8	19.97'	30.30'	30°0'0"	S 72°53'0" W
C9	47.12'	30.00'	90°0'0"	N 42°53'0" E
C10	47.12'	30.00'	90°0'0"	S 47°7'0" E
C11	47.12'	30.00'	90°0'0"	S 42°53'0" W

OWNER:

SHAUN GANJI  
2810 SAMUEL BLVD.  
DALLAS, TX 75223

JOB NO.:

16-0203

DATE: 2/9/2016

REV: 8/15/2016

SCALE: 1" = 40'

DRAWN BY: JRM

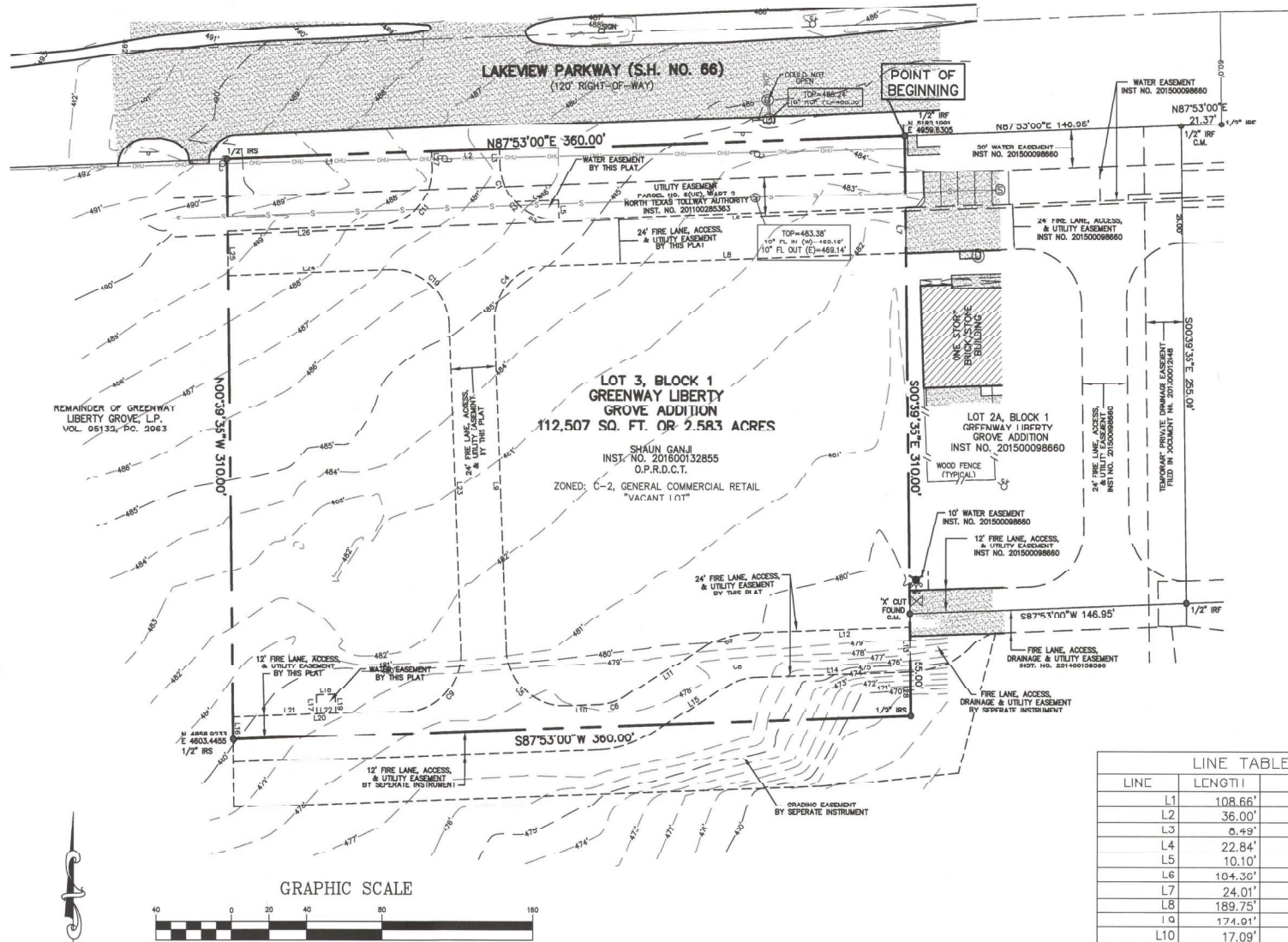
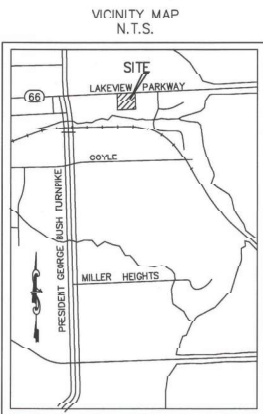
**PEISER & MANKIN SURVEYING, LLC**  
**www.peisersurveying.com**

673 E. DALLAS ROAD  
GRAPEVINE, TEXAS 76051  
817-401-1000 (O)  
817-481-1809 (F)

COMMERCIAL  
RESIDENTIAL  
ROUNDRIPS  
TOPOGRAPHY  
MORTGAGE

Texas  
Surveyors  
Professional  
Surveyors

FIRM No. 100999-00 Member Since 1977



**FLOOD CERTIFICATE**  
As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, the subject property does not appear to lie within a Special Flood Hazard Area (100 Year Flood). Map date 07/07/2014 Community Panel No. 48113C0245K subject lot is located in Zone 'X'. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

## LEGEND

	GAS METER		FIRE HYDRANT		WATER MANHOLE		SIGN
	IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		FUEL PORT		TELEPHONE MANHOLE		TYPICAL FENCE
	POWER POLE		WATER VALVE		SWR MANHOLE		CONCRETE
	DOWN GUY		TRANSFORMER PAD		GAS MANHOLE		BOLLARD
	S.S. MANHOLE		ELECTRIC METER		VAULT		COVERED AREA
	CLEAN OUT		STORM DRAIN MANHOLE		HANDICAP SPACE		A/C PAD







## City of Rowlett

### Staff Report

Planning & Zoning Commission

4000 Main Street  
P.O. Box 99  
Rowlett, TX 75030-0099  
www.rowlett.com

**AGENDA DATE:** 09/27/2016

**AGENDA ITEM:** C1

**AGENDA LOCATION:**

Individual Consideration

**TITLE**

Conduct a public hearing and take action on a replat of 6602 Windward View Drive further described as being Lots 2 and 3R, Block 1 of the Vue De Lac Addition, City of Rowlett, Dallas County, Texas.

**STAFF REPRESENTATIVE**

Katy Goodrich, MPA – Planner I

**SUMMARY**

The property owner is requesting to replat 6602 Windward View Drive (Attachment 1 – Location Map) into one lot in order to build a new single family home and an accessory building. The property owner acquired the adjacent property (Lot 2) in 2010; however it was never replatted with his property (Lot 3R) to create one lot. The original home was destroyed during the December 2015 tornado and the property owner of 6602 Windward View Drive would like to rebuild the home and add an accessory building.

**BACKGROUND INFORMATION**

The applicant, Arthur Bailey, is proposing to replat the subject property to create one .205 acre lot for the purpose of building a new larger single family home and adding an accessory building (Attachment 2 – Final Plat). He would like to put the accessory building on the lot separate from the home, which is not allowed per Section 77-303.C.3.b. In order to add the accessory building, the lots must be combined. The subject property located at 6602 Windward View Drive is zoned Planned Development 7-21-87A Single Family Residential. A public hearing is required as the property is zoned single family residential.

**DISCUSSION**

Chapter 77-806 of the *Rowlett Development Code (RDC)* states that the Planning and Zoning Commission may only approve a final plat when the following criteria are met.

- (a) Conforms to Chapter 77-600, Subdivision and land development, and any regulations adopted pursuant to that chapter;
- (b) Promotes the public health, safety and welfare;
- (c) Provides for the proper arrangement of streets in relation to existing or proposed streets;
- (d) Provides for the efficient movement of vehicular and pedestrian traffic;

- (e) Ensures adequate and properly placed utilities;
- (f) Provides access for firefighting apparatus as determined by the fire marshal;
- (g) Provides light and air and avoids congestion;
- (h) Facilitates the orderly and efficient layout and use of the land; and
- (i) Furthers the goals and policies of the comprehensive plan and the city council.”

City Staff from the Planning and Engineering Divisions as well as the Fire Marshal’s Office have reviewed the replat for compliance with the Rowlett Development Code and PD 7-21-87A. The combined lot meets the minimum lot size of 5,000 square feet and minimum lot width of 45 feet as stipulated in the PD 7-21-87A. Staff recommends approval of this request as it meets the requirements set forth in RDC and in the PD.

#### **Public Notice**

As required by the RDC and the Texas Local Government Code, notices of this public hearing were mailed to property owners within 200 feet of the subject properties and a legal notice was published in the Dallas Morning News. A total of 27 notices were mailed. As of September 21, 2016, one response has been returned in favor and none have been returned in opposition (Attachment 3).

#### **FISCAL IMPACT/ BUDGET IMPLICATIONS**

N/A

#### **RECOMMENDED ACTION**

Staff recommends approval.

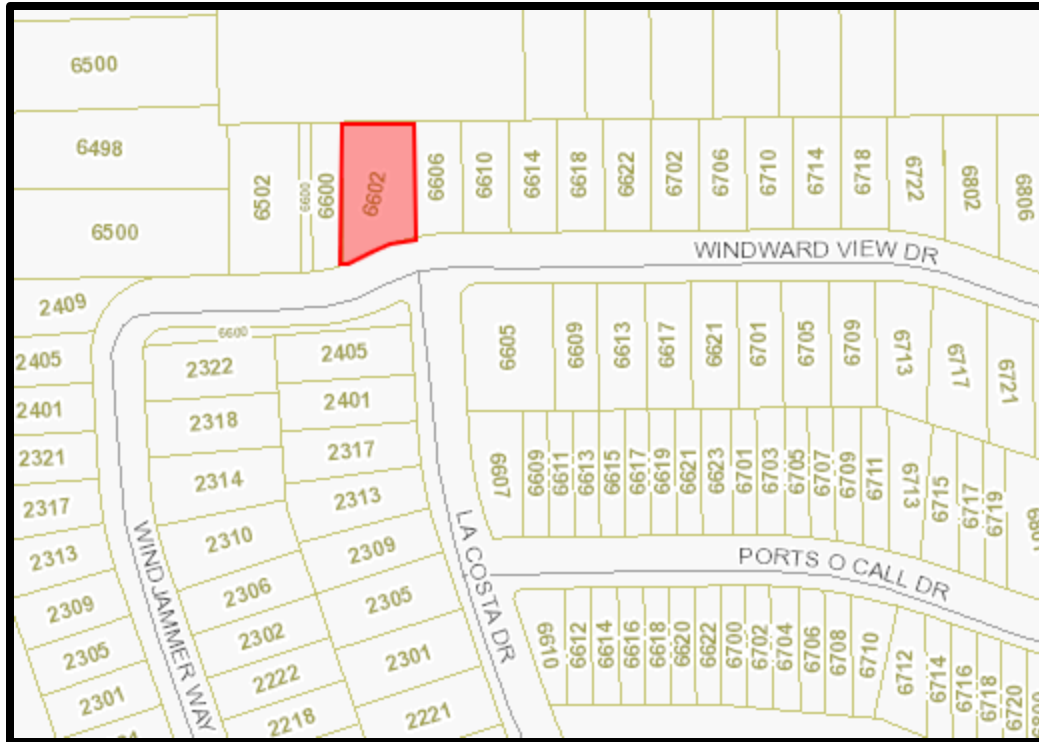
#### **ATTACHMENTS**

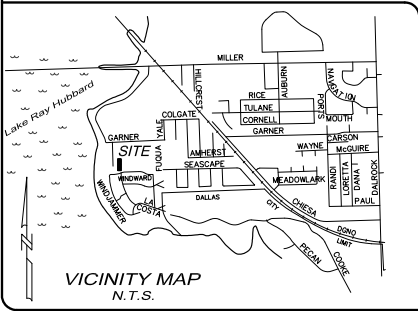
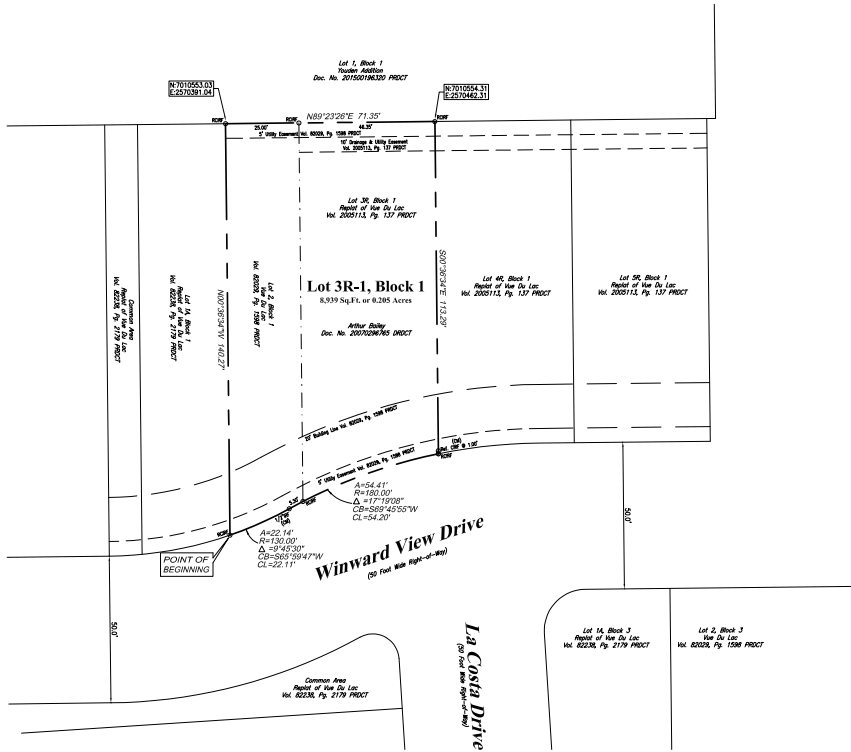
Attachment 1 – Location Map

Attachment 2 – Proposed Final Plat

Attachment 3 – Property Owner Notices







STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS **Arthur Bailey** is the owner of a tract of land situated in the State of Texas, County of Dallas, and City of Rowlett, being part of the Charles Merrill Survey, Abstract No. 957, and being all of a tract of land as recorded under Document No. 20070296765 of the Deed Records of Dallas County, Texas, being all of Lot 2, Block 1 of Vue Du Lac, an addition to the City of Rowlett, Dallas County, Texas, according to the plat thereof recorded in Volume 82029, Page 1598 of the Plat Records of Dallas County, Texas, being all of Lot 3R, Block 1 of Vue Du Lac, an addition to the City of Rowlett, Dallas County, Texas, according to the plat thereof recorded in Volume 2005113, Page 137 of the Plat Records of Dallas County, Texas, with said premises being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod capped "Roome" found for corner in the north right-of-way line of Winward View Drive (50 Foot Wide Right-of-Way) marking the southeast corner of Lot 1A, Block 1 of Replat of Vue Du Lac, an addition to the City of Rowlett, Dallas County, Texas, according to the plat thereof recorded in Volume 82238, Page 2179 of the Plat Records of Dallas County, Texas and the southwest corner of said Lot 2;

THENCE with the east line of said Lot 1A and the west line of said Lot 2, North 00°36'34" West, 140.27 feet to a 1/2 inch iron rod capped "Roome" found for corner in the south line of Lot 1, Block 1 of Youden Addition an addition to the City of Rowlett, Dallas County, Texas, according to the plat thereof recorded in Document No. 201500196320 of the Plat Records of Dallas County, Texas and marking the northeast corner of said Lot 1A and the northwest corner of said Lot 2;

THENCE with the south line of said Lot 1, the north line of said Lot 2 and the north line of said Lot 3R, North 89°23'26" East, 71.35 feet to a 1/2 inch iron rod capped "Roome" found for corner marking the northwest corner of Lot 4R, Block 1 of Vue Du Lac (2005113/137) and the northeast corner of said Lot 3R;

THENCE with the west line of said Lot 4R and the east line of said Lot 3R, South 00°36'34" East, 113.29 feet to a 1/2 inch iron rod capped "Roome" found for corner in the curving north right-of-way line of Winward View Drive and marking the southwest corner of said Lot 4R and the southeast corner of said Lot 3R;

THENCE southwesterly with said north right-of-way line, the south line of said Lot 3R, the south line of said Lot 2 and with said curve to the left having a radius of 180.00 feet, a central angle of 17°19'08", an arc distance of 54.41 feet and a chord bearing and distance of South 69°45'55" West, 54.20 feet to a 1/2 inch iron rod found marking the beginning of a curve to the right;

HENCE southwesterly with said north right-of-way line, the south line of said Lot 2 and with said curve to the right having a radius of 130.00 feet, a central angle of 09°45'50", an arc distance of 22.14 feet and a chord bearing and distance of South 65°59'47" West, 22.11 feet to the Point of Beginning and containing 8,939 square feet or 0.205 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, **Arthur Bailey**, Owner, do hereby bind myself and my heirs, assigns and successors of title this plat designating the hereinabove described property as **Replat of Vue Du Lac Lot 3R-1, Block 1**, an addition to the City of Rowlett, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

Witness our hands at Dallas County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Arthur Bailey

ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **Arthur Bailey**, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public in and for the State of Texas

NOTES

- 1) Source bearing is based on the plat of Vue Du Lac as recorded in Volume 82029, Page 1598 of the Plat Records of Dallas County, Texas.
- 2) No part of subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Flood Insurance Rate Map Number 48113C0245 K of F.E.M.A. Flood Insurance Rate Maps for Dallas County, Texas and Incorporated Areas dated July 7, 2014 (Zone X).
- 3) This plat has been completed without the benefit of a title commitment. Subject property is affected by any or all easements of record. Surveyor did not abstract or research records for easements.
- 4) This property is zoned PD-Planned Development.
- 5) Coordinates shown are State Plane Coordinates NAD 83 U.S.A. Texas, North Central Zone and are were established using City of Rowlett Monuments D-4 and A-5.
- 6) The purpose of this replat is to create one residential lot.

Legend

- BCWP Roome Capped Iron Rod Found
- DBCT Deed Records Dallas County Texas
- PRCT Plat Records Dallas County Texas
- RF Iron Rod Found
- ORF Capped Iron Rod Found
- OR Controlling Monument

Owner:  
**Arthur Bailey**  
6602 Winward View Drive  
Rowlett, TX 75088  
(972) 273-0097

Surveyor:  
**Roome Land Surveying**  
2000 Avenue G, Suite 810  
Plano, TX 75074  
(972) 423-4372  
Attn: Michael Cuzzo

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That I, **Michael Cuzzo**, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Rowlett Planning and Zoning Commission.

\_\_\_\_\_  
Michael Cuzzo  
R.P.L.S. No. 5693

ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **Michael Cuzzo**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public in and for the State of Texas

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Planning and Zoning Commission of the City of Rowlett, Texas.

\_\_\_\_\_  
Chairman, Planning and Zoning Commission Date

The Director of Development Services of the City of Rowlett, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Rowlett Development Code and with engineering construction standards and processes adopted by the City of Rowlett, Texas as to which his approval is required.

\_\_\_\_\_  
Director of Development Services Date

ATTEST:

\_\_\_\_\_  
Signature Date

Print Name & Title

Revisions	
Date	Comments

P:\ACS\201603\AC20240.DWG

**Roome Land Surveying, Inc.**

TRPLS Firm No. R00300  
2000 Avenue G, Suite 810  
Plano, Texas 75074  
Phone (972) 423-4372 / Fax (972) 423-7523  
www.roome-land-surveying.com

Replat of  
**Vue Du Lac**  
**Lot 3R-1, Block 1**  
**Charles Merrill Survey, Abstract No. 957**  
**City of Rowlett, Dallas County, Texas**  
**August 23, 2016**



## Department of Development Services

### NOTICE OF PUBLIC HEARING

**TO:** Property Owner  
**RE:** Application for a residential replat

**LOCATION:** The subject property is located at 6602 Windward View Drive, further described as Lots 3R and 2, Block 1 of the Vue De Lac Addition, City of Rowlett, Dallas County, Texas. This notice and the notification area are required under Chapter 77-806 of the Rowlett Development Code and under Chapter 212.015 of the Texas Local Government Code. A location map depicting the 200 foot notification area is attached for reference.

Chapter 212.015 (c). "If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing."

**EXPLANATION OF REQUEST:** The applicant is requesting to replat the subject property, 6602 Windward View Drive, into one lot in order build a new single family home. The proposed replat does not include a request for a variance.

- ☒ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:  
☐ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:**

**SIGNATURE:**

**ADDRESS:**

*[Handwritten Signature]*  
*2405 La Costa Dr., Rowlett TX 75088*

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services / Planning Division located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on September 27, 2016, at City Hall, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Planning Department by 5 pm on Wednesday, September 21, 2016, for your comments to be included in the Planning and Zoning Commission packet. Responses received after that time will be forwarded to the Board at the respective public hearing.

If you have any questions concerning this request, please contact Development Services.

Phone 972-463-3906  
FAX 972-412-6228  
kgoodrich@rowlett.com

#### RETURN BY FAX OR MAIL

City of Rowlett  
Department of Development Services  
3901 Main Street  
Rowlett, TX 75088



## City of Rowlett

### Staff Report

Planning & Zoning Commission

4000 Main Street  
P.O. Box 99  
Rowlett, TX 75080-0099  
www.rowlett.com

**AGENDA DATE:** 09/27/2016

**AGENDA ITEM:** C2

#### **AGENDA LOCATION:**

**Individual Consideration**

#### **TITLE**

Conduct a public hearing and make a recommendation on a rezoning request to a Planned Development with an underlying Limited Commercial/Retail (C-1) based zoning district to allow a self-storage facility. The subject property is located at 1800 & 1900 Castle Drive further described as being all of Lots 4 and 5, Block A of Bubbus Addition No. 1, City of Rowlett, Dallas County, Texas. (Case number 144-2016)

#### **STAFF REPRESENTATIVE**

Patricia Gottilly-Roberts, Senior Planner

#### **SUMMARY**

The applicant is requesting to rezone 4.979 +/- acres along 1800 & 1900 Castle Drive (Attachment 1 – Location Map) to a Planned Development (PD) with an underlying zoning of Limited Commercial/Retail (C-1) to allow a self-storage facility. Per the Rowlett Development Code (RDC), a self-storage facility is not permitted by right or with a Special Use Permit in the C-1 Zoning District. The RDC allows self-storage facilities in the Light Manufacturing (M-1) and the General Manufacturing (M-2) districts with a Special Use Permit. The applicant has requested a PD to allow the proposed use, to reduce the number of required parking spaces to 15, and to increase the allowable building height to 45 feet (Attachment 2 – Statement of Intent and Purpose).

#### **BACKGROUND INFORMATION**

The applicant is proposing to develop the subject property with a self-storage facility consisting of two buildings totaling 226,800 square feet (Attachment 3 – Concept Plan). The proposed storage units will be contained within two 45-ft tall buildings (Attachment 4 – Concept Elevations) and will not include outdoor storage stalls for RVs, trailers, boats or other recreational vehicles. The storage units will be accessed through an internal drive-through that allows vehicular access into the indoor loading area and elevator lobbies for loading or unloading.

The subject property is located along Castle Drive approximately 550 feet northeast of the intersection of Rowlett Road and Castle Drive. The municipal boundary between City of Rowlett and City of Garland runs along the east side of the Castle Drive right-of-way line. The subject property is bounded to the northeast and southeast by City-owned property that has a water storage facility, which is currently zoned C-1. To the southwest is undeveloped property zoned C-1. To the northwest across Castle Drive are undeveloped properties and a concrete recycling

facility, all located within the City of Garland. The subject property and the surrounding properties on the east side of Castle Drive have been zoned C-1 since 1997.

Section 77-205 of the RDC states the intent of a PD district is to allow for integrations of various land uses, to accommodate alternative development standards, or to tailor development regulations specifically for the development. In this case, the applicant request for a PD is to modify the building height and parking standards for their proposed development. If approved, the proposed development will follow the standard requirements in the RDC except for those requirements specified in the Development Standards and the Concept Plan.

## **DISCUSSION**

The following is the applicant's proposed development standards (Attachment 5 – Development Standards). Staff comments are provided in bold italics for each consideration.

### **Building Height:**

The maximum building height in the C-1 Zoning District is 35 feet or 2 stories. The applicant is proposing a maximum building height of 45 feet.

#### **Staff Comment:**

***Allowing increased building height would allow the proposed development to internalize storage units. Given the immediate surrounding uses, Staff does not anticipate the increased height to negatively affect the surrounding properties. The closest residential property is more than 300 feet to the southeast of the subject property and staff does not anticipate that the increased building height would negatively affect nearby residences.***

### **Parking:**

The RDC requires 1 space per 1,500 square feet of storage. For the proposed development, this will result in 150 parking spaces. The applicant is proposing 15 parking spaces.

#### **Staff Comment:**

***A self-storage facility generates a very small level of traffic at any one time. In Staff's opinion, reducing the parking to 15 spaces for the proposed development is adequate. As a comparison with other storage facilities, Platinum Storage has 56 parking spaces for a 104,190 square-foot facility, Advantage Storage has 13 parking spaces for 51,870 square-foot facility and Extra Storage has 51 spaces for a 72,600 square-foot facility. This proposed self-storage facility differs from these existing facilities in that the loading and unloading are done through an interior drive where there is access to elevator service.***

Section 77-805 of the *Rowlett Development Code (RDC)* states that the Planning and Zoning Commission shall consider the following when making their recommendation to the City Council as it pertains to rezoning requests. These criteria are listed below:

1. Whether the proposed rezoning corrects an error or meets the challenge of some changing condition, trend, or fact;

***The current zoning of C-1 allows retail, personal services, and office uses by right. Even though the subject property has been zoned C-1 since 1997, no development activity has occurred on this property. While the site has frontage on Castle Road, the site has limited visibility from Rowlett Road, which does not lend itself to a retail use. The rezoning of the property will allow the development of the site that has long been vacant.***

2. Whether the proposed rezoning is consistent with the comprehensive plan and the purposes of this code stated in subchapter 77-103, Purpose of this Code;

***The subject property is not located within one of the opportunity areas identified in the Realize Rowlett 2020 Comprehensive Plan. The Plan states that areas outside of the opportunity areas, the existing zoning and the Guiding Principles should be considered in decisions about rezoning and site design. Of the 13 guiding principles, Guiding Principle #1, "Value Existing Neighborhoods" is most relevant for this case. The self-storage is a low intensity use that will not have negative impact on the existing single family subdivision to the south.***

3. Whether the proposed rezoning will protect or enhance the health, safety, morals, or general welfare of the public;

***Staff does not anticipate the proposed rezoning will negatively impact the health, safety, morals, or general welfare of the public. If approved, the proposed development will be required to comply with all applicable development standards in the proposed PD as well those standards in the RDC including drainage, traffic, and utility requirements.***

4. Whether the municipality and other service providers will be able to provide sufficient transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development;

***The proposed rezoning has been reviewed from the standpoint of providing sufficient transportation access and utilities (e.g., water, sanitary sewer, stormwater drainage). Both water and sanitary sewer service are provided by the City and will be extended to the site by the developer. Prior to the approval of any construction, Staff will ensure adequate capacity for utilities is provided as required by City ordinances. The driveway for the proposed development will be located in City of Garland's right-of-way and the applicant has obtained preliminary approval from City of Garland Engineering Department (Attachment 6 – Concept Plan City of Garland Review).***

5. Whether the proposed rezoning is likely to have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation;

***It is unlikely that the proposed rezoning will have significant adverse impacts on the natural environment.***

6. Whether the proposed rezoning will have significant adverse impacts on other property in the vicinity of the subject tract;

***Staff does not anticipate that the proposed rezoning will have significant adverse impacts on other properties in the vicinity. The proposed self-storage facility development is compatible with the surrounding developments.***

7. The suitability of the subject property for the existing zoning classification and proposed zoning classification;

***The existing zoning and the proposed zoning are suited for the subject property. The proposed PD will include the uses that are currently permitted in the C-1 zoning district with the addition of self-storage units. Generally, self-storage is considered a manufacturing or industrial use and is only permitted in the Manufacturing (M-1 and M-2) zoning districts with a special use permit. However, the design of the proposed self-storage facility give appearance of an office building than a manufacturing or industrial use.***

8. Whether there is determined to be an excessive proliferation of the use or similar uses;

***There are currently six self-storage facilities located within the City. City staff was able to speak to a representative from three of the six facilities. In summary, the average occupancy rate is approximately 90 percent. Another facility is under construction on expansion of outdoor storage units. The closest storage facility to the subject property is 1.5 miles to the south located on Lakeview Parkway. There are no self-storage facilities located on the north side of the City.***

9. Whether the proposed rezoning will ensure that future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract; and;

***While the proposed structures will be significantly taller and larger than the surrounding development, the intensity of the use will be low. Self-storage facilities produce very little traffic and do not involve business activities that would be any more intense than a retail or office use permitted in C-1 zoning.***

10. The supply of land in the economically relevant area that is in the use district to be applied by the rezoning or in similar use districts, in relation to the demand for that land.

***The proposed PD to allow a self-storage facility is not expected to negatively affect demand or supply of land in C-1 zoning.***

In conclusion, staff does not expect the proposed PD to have an adverse impact on the adjacent properties. A self-storage facility located between a concrete recycling facility and an above-ground water storage tank is an appropriate use. It is staff's opinion that the proposal satisfies the relevant Guiding Principles from the Realize Rowlett 2020 Comprehensive Plan and meets the criteria listed in the RDC for a rezoning.

#### Public Notices

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. On September 15 2016, a total of 6 notices were mailed to property owners within 200 feet and a total of 23 courtesy notices were mailed to property owners within 500 feet. As of September 21, 2016, 2 were received in favor of the request and 1 notice were returned in opposition. The responses are available in Attachment 7 – Returned Public Notices.

Staff published the legal notice in the Dallas Morning News on September 15, 2016, and placed a zoning sign on the subject property on September 16, 2016, in accordance with the Rowlett Development Code.

#### **FISCAL IMPACT/BUDGET IMPLICATIONS**

N/A

#### **RECOMMENDED ACTION**

Staff recommends approval a rezoning request to a Planned Development with an underling Limited Commercial/Retail (C-1) based zoning district to allow a self-storage facility.

#### **ATTACHMENTS**

- Attachment 1 – Location Map
- Attachment 2 – Statement of Intent and Purpose
- Attachment 3 – Concept Plan
- Attachment 4 – Concept Elevations
- Attachment 5 – Development Standards
- Attachment 6 – Concept Plan City of Garland Review
- Attachment 7 – Public Responses
- Attachment 8 – Development Schedule





**All Storage-Rowlett**

**August 30, 2016**

**1800 & 1900 Castle Dr.**

**Rowlett, TX 75089**

**PD Zoning Case:**

**Exhibit "C" – Intent and Purpose**

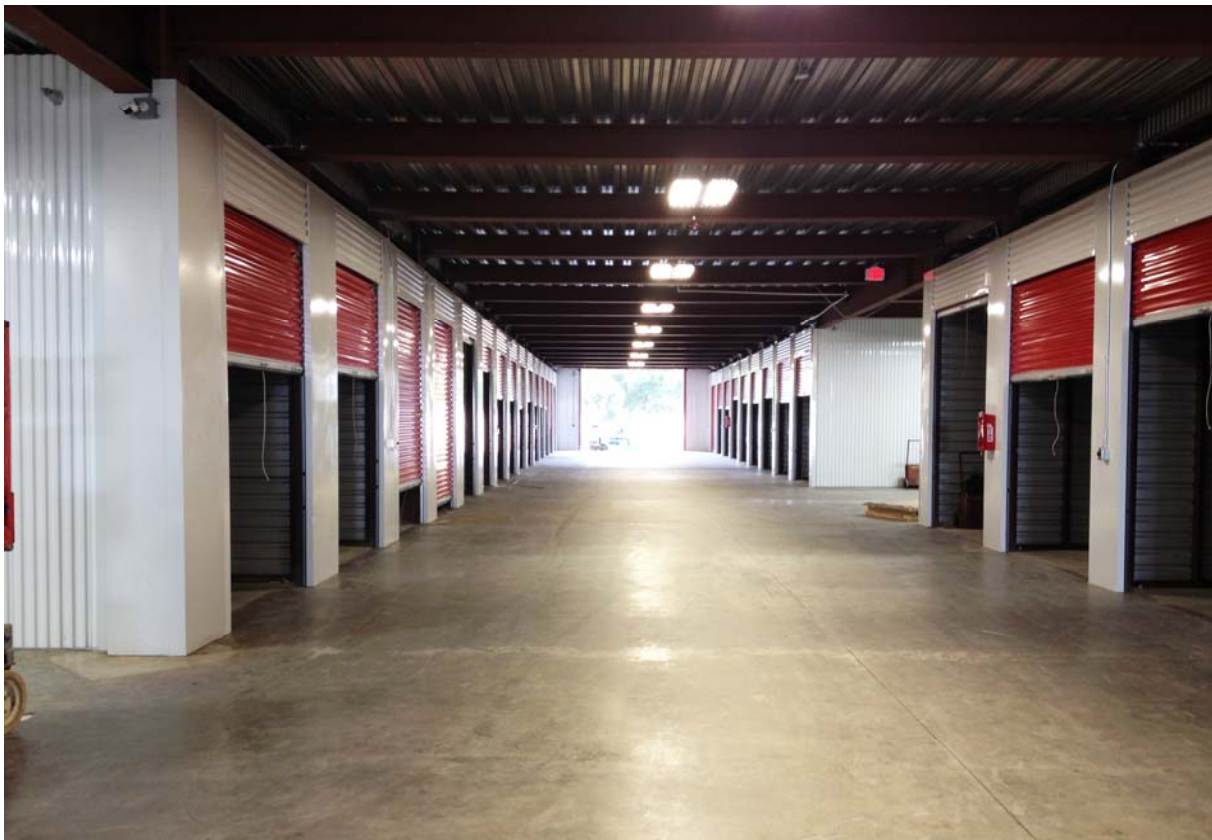
**Description of the Project**

All Storage is a leader in the self-storage market providing the best all-around facilities and amenities at each location. This proposed development is for an *all* climate controlled interior access self-storage facility located at 1800 and 1900 Castle Dr. in Rowlett. This lot is currently zoned C-1 with the land use being vacant. With the current zoning designation, this use would require Planned Development. The project features an internal drive thru that allows for vehicular access into the loading areas and elevator lobbies for convenient loading or unloading out of the elements for future customers. Access to the interior of the facility is available through the drive thru during regular business hours. This project is low on city services, utilities, and traffic. Internal drive-thru areas will minimize and screen site activity. Additionally, the proposed project will be designed to City of Rowlett design standards and ordinances and current IBC Standards.

## OFFICE HOURS

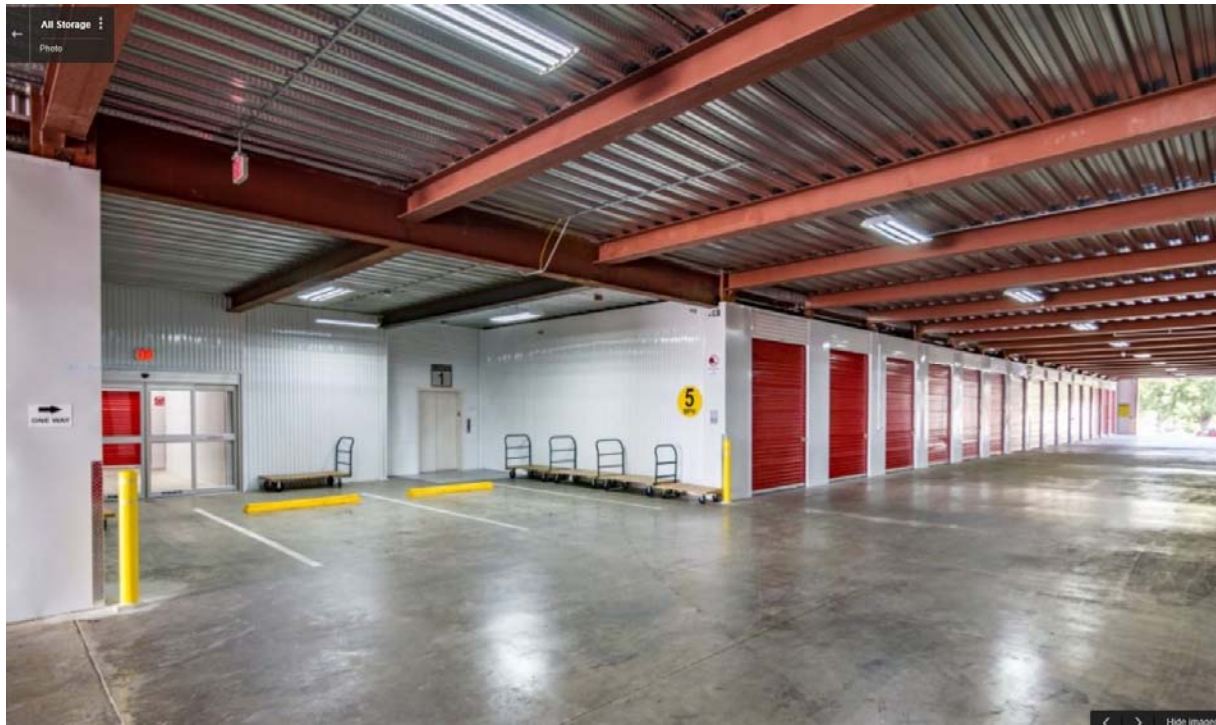
SUNDAY	11:00 AM - 4:30 PM
MONDAY	9:00 AM - 6:00 PM
TUESDAY	9:00 AM - 6:00 PM
WEDNESDAY	9:00 AM - 6:00 PM
THURSDAY	9:00 AM - 6:00 PM
FRIDAY	9:00 AM - 6:00 PM
SATURDAY	9:00 AM - 5:00 PM

**Drive Thru located at our White Settlement location:**





**Exhibit “D” – Continued**



**Exhibit “D” – Planned Development Standards**

DEVELOPMENT/PROJECT NAME:

ALL STORAGE

LOCATION:

1800 & 1900 CASTLE DR. BUBBUS ADDN. NO. 1 BLK.A

CITY:

CITY OF ROWLETT, TEXAS

PROJECT INFORMATION:

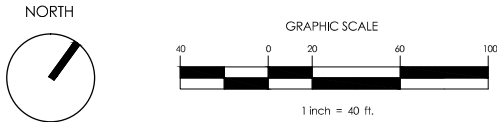
BLOCK A, LOTS 4 & 5 - GENERAL SUMMARY TABLE	
CASE NUMBER	PD 144-2016
NAME OF PROJECT:	ALL STORAGE - ROWLETT
PROPOSED USE:	LOTS 4 & 5 SELF STORAGE USE
FUTURE LAND USE DESIGNATION	-
PROPOSED FUTURE LAND USE DESIGNATION:	"C-1" (LIMITED COMMERCIAL/RETAIL) WITH/ PD FOR SELF STORAGE USE
EXISTING ZONING DISTRICT:	"C-1" (LIMITED COMMERCIAL/RETAIL)
PROPOSED ZONING DISTRICT:	"C-1" (LIMITED COMMERCIAL/RETAIL) WITH/ PD FOR SELF STORAGE USE
APPLICABLE OVERLAYS:	N/A
APPRAISAL DISTRICT ACCT. NO. & COUNTY	#: 440007300A0040000 & #: 440007300A0050000

BLOCK A, LOTS 4 & 5 - OVERALL SITE TABLE	
GROSS SITE AREA (LOTS 4 & 5):	4.979 AC   216,925.79 SF
SITE FRONTAGE:	494.62 FT.
SITE WIDTH:	494.62 FT.
SITE DEPTH:	448.66 FT.
IMPERVIOUS SURFACE AREA:	-
PERVIOUS SURFACE AREA:	-
ACCESSORY USE %:	N/A
OPEN SPACE (AC & %)	-
DETENTION/RETENTION (AC & %)	-
RECREATION (AC & %)	N/A
PRESERVE (AC & %)	N/A
CIVIC (AC & %)	-
OTHER (AC & %)	N/A

BLOCK A, LOTS 4 & 5 - BUILDING TABLE	
TOTAL GROSS INTENSITY (FAR):	1.04:1
TOTAL SQUARE FOOTAGE:	
COMMERCIAL SF:	1,200 SF (OFFICE)
INDUSTRIAL SF (SELF-STORAGE USE) :	225,600 SF (SELF STORAGE)
TOTAL FOOTAGE :	226,800 SF

BLOCK A, LOTS 4 & 5 - PHASING OF BUILDINGS	
BUILDING "A"	PHASE 1
BUILDING "B"	PHASE 2

BLOCK A, LOTS 4 & 5 - PARKING & ACCESS	
PARKING TOTAL #:	PROVIDED:
# PARKING SPACES:	15
# HANDICAP PARKING:	3
# LOADING SPACES:	8 (INTERIOR OF BUILDINGS A & B)
# ACCESS POINTS:	2



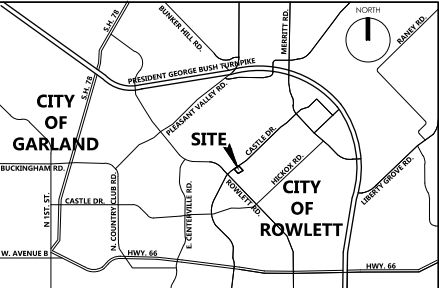
SITE PLAN NOTES

- Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- Dumpsters and trash compactors shall be screened in accordance with the Rowlett Development Code.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Rowlett Development Code.
- Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Marshal.
- Fire lanes shall be designed and constructed per City standards or as directed by the Fire Marshal.
- Speed bumps/humps are not permitted within a fire lane.
- Handicapped parking areas and building accessibility shall conform to the American with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- All signage is subject to Building Official approval.
- All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved Facade/Building Elevation Plan.
- Approval of the site plan is not final until all engineering plans are approved by the City Engineer.
- All new electrical lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view in accordance with the Rowlett Development Code.

ADDITIONAL NOTES:

- The development of the site will be in accordance with City of Rowlett development standards.
- Deviations from current development standards/regulations not specifically addressed/listed for approvals part of Planned Development Regulations may require a hearing/approval by the Board of Adjustment (BOA).
- All current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Zoning District Development Regulations.
- This Zoning Concept Plan is for illustrative purposes only and subject to change. This Zoning Concept Plan, along with development regulations, is intended to describe the intent of the Planned Development. Significant deviations from this Zoning Concept Plan, as determined by the Director of Planning, will require an amendment to the Zoning Concept Plan and, as necessary, the development regulations.

BLOCK A, LOTS 4 & 5 - PROPERTY DEVELOPMENT REGULATIONS		
ITEM:	PERMITTED:	PROPOSED:
MAXIMUM BUILDING COVERAGE:	NONE	(75,600 SF) 34.85%
MINIMUM LOT AREA:	NONE	4,979 AC -216,925.79 SF
MINIMUM LOT WIDTH:	NONE	494.62 FT.
MINIMUM LOT DEPTH:	NONE	448.66 FT.
SETBACKS:		
FRONT SETBACK:	50'	75'
SIDE INTERIOR SETBACK:	NONE	103'
SIDE STREET SETBACK:	N/A	N/A
REAR SETBACK:	30'	47'
MAX STRUCTURE HEIGHT:	35'	45'
MAX NO. STORIES/FLOORS	2 FLOORS	3 FLOORS



VICINITY MAP NTS

OWNER:  
Lot 4  
Jim Dorsey  
2680 CR 2010  
Ravenna, TX 75476  
Phone: 214-206-6523  
jdorsey@primeres.com

OWNER:  
Lot 5  
David Bubbus  
1700 River Rd.  
North Little Rock, AR 72214  
Phone: 479-567-9384  
email:

OWNER:  
Lot 5  
Elizabeth Diane Bubbus  
P.O. Box 1748  
Russellville, AR 72811  
Phone: 479-567-9431  
email:

CONTRACT PURCHASER:  
Regional Management Co., Inc.  
82 Armstrong Dr.  
Mustang, OK 76064  
Phone: 405-376-4509  
Fax: 405-376-9568  
email: tracie@regionalmgt.com  
Attn: Mark McDowell

SURVEYOR:  
Davis Land Surveying Co., Inc.  
9777 Furgeson Rd. Suite 105  
Dallas, TX 75228  
Phone: 214-321-0569  
email: dlsci@sbcglobal.net  
Attn: Scott Davis

APPLICANT:  
Quine and Associates, Inc.  
301 S. Sherman Street  
Richardson, TX 75081  
Phone: 972-669-8440  
email: cquine@quine.com  
Attn: Coy Quine

EXHIBIT E - ZONING CONCEPT PLAN

PROJECT NAME: ALL STORAGE ROWLETT

1800 & 1900 CASTLE DRIVE

BUBBUS ADDITION NO. 1 LOTS 4 & 5, BLOCK A

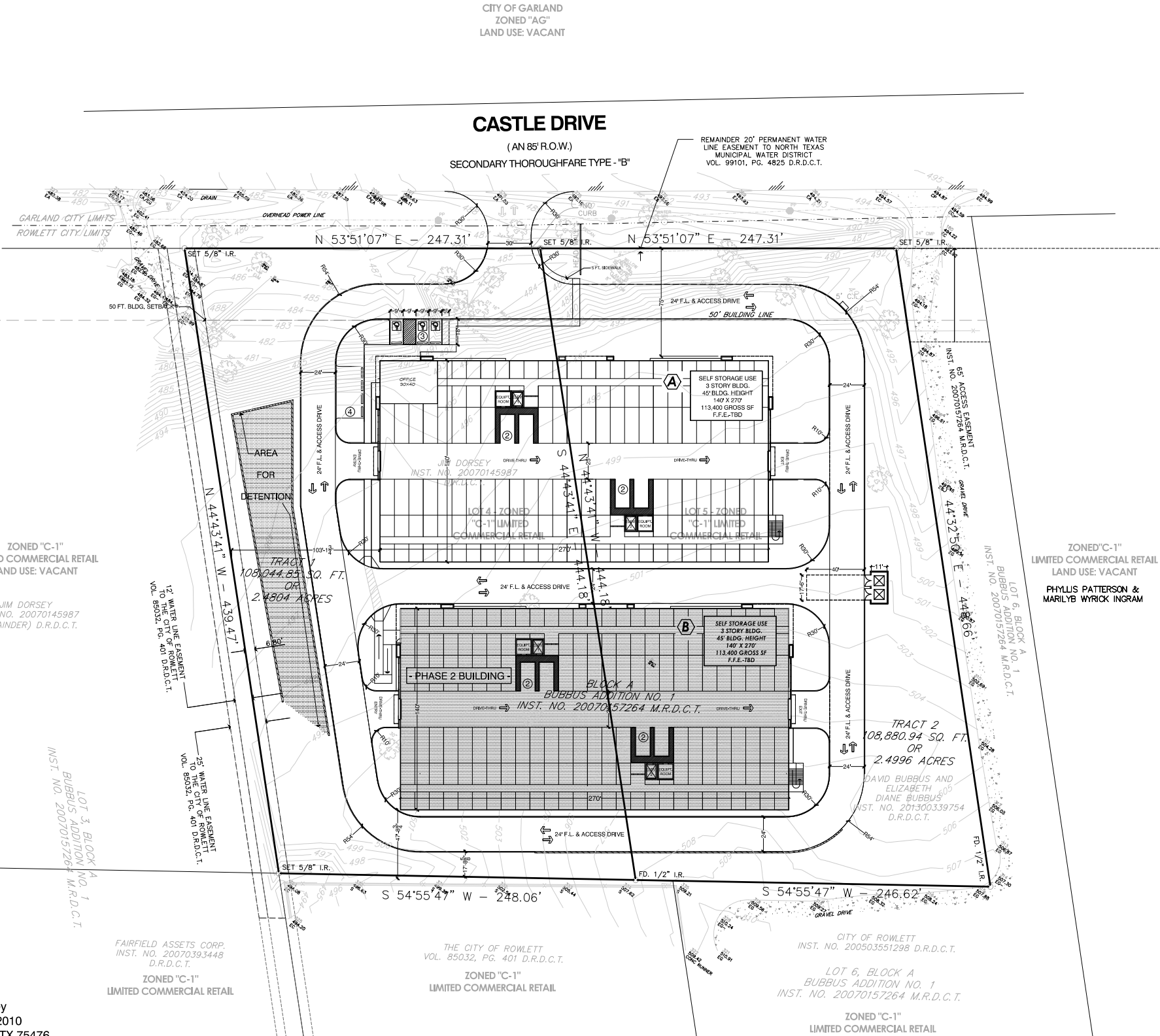
4.979 ACRES

CITY OF ROWLETT, DALLAS COUNTY, TEXAS

July 19, 2016

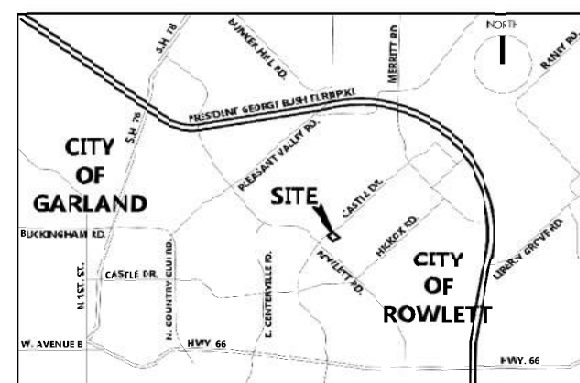
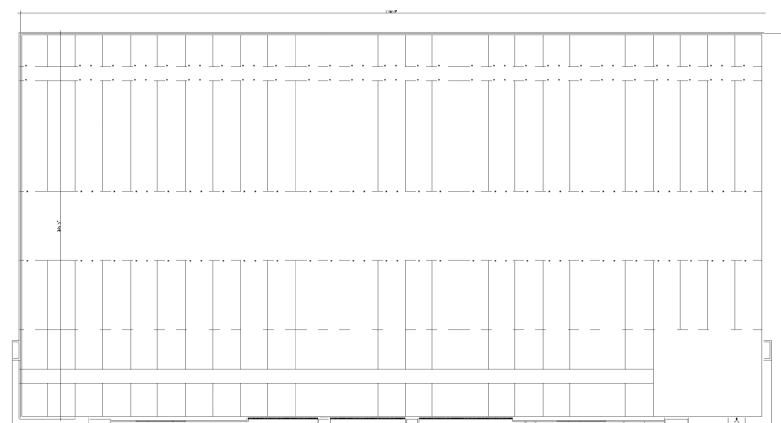
Rev. 1 - Aug. 8, 2016  
Rev. 2 - Aug. 19, 2016

Rev.3 - Aug. 29, 2016  
Rev.4 - Sept. 16, 2016





# CONCEPTUAL ELEVATION



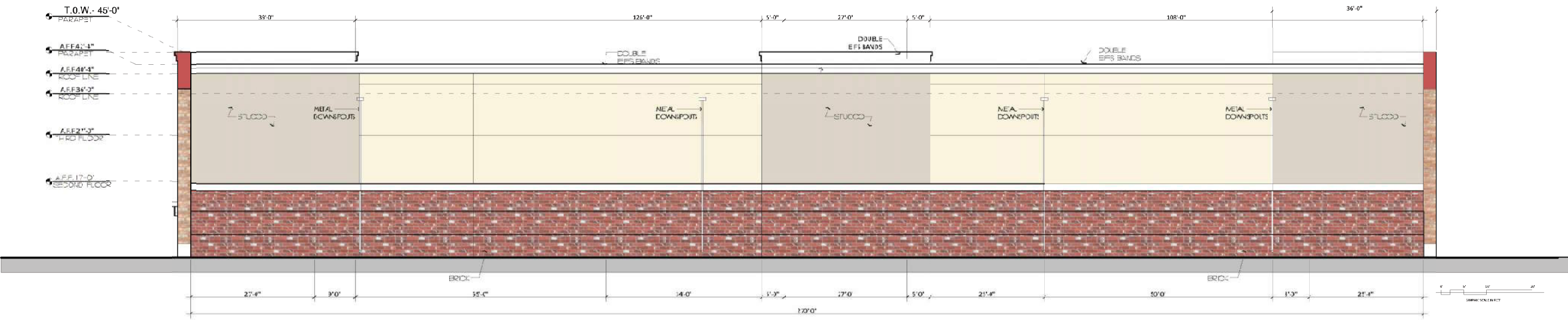
APPLICANT:  
Quine and Associates, Inc.  
301 S. Sherman Street  
Richardson, TX 75081  
Phone: 972-569-8440  
email: cquine@quine.com  
Attn: Coy Quine

CONTRACT PURCHASER:  
Regional Management Co., Inc.  
82 Armstrong Dr.  
Mustang, OK 73064  
Phone: 405-376-4509  
email: tracie@regionalmgt.com  
Attn: Mark McDowell

**BUILDING FACADE/ELEVATION PLAN**  
PROJECT NAME: ALL STORAGE ROWLETT  
BUBBUS ADDITION NO. 1 LOTS 4 & 5, BLOCK A  
4.979 ACRES  
CITY OF ROWLETT, DALLAS COUNTY, TEXAS  
July 19, 2016

Rev.





03 | BLDG. A S.E. ELEVATION

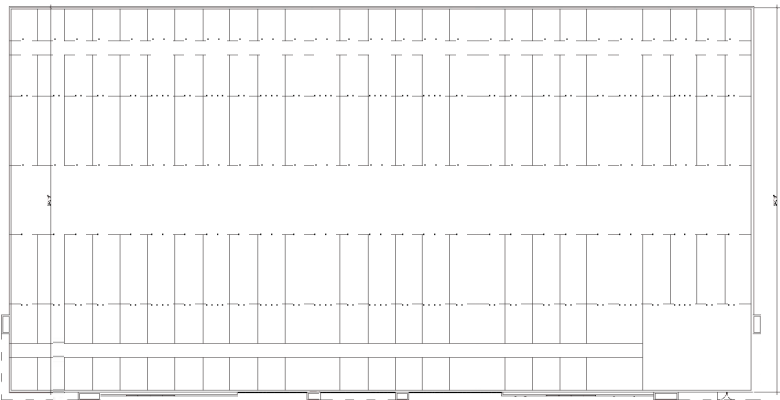
SCALE: 3/32" = 1'-0"

CONCEPTUAL ELEVATION

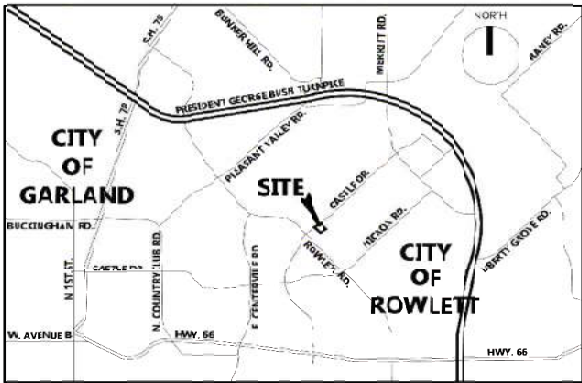


04 | BLDG. A N.E. ELEVATION

SCALE: 3/32" = 1'-0"



01 | FLOOR PLAN LAYOUT  
SCALE: 3/32" = 1'-0"



VICINITY MAP NTS

BUILDING FACADE/ELEVATION PLAN  
PROJECT NAME: ALL STORAGE ROWLETT  
BUBBUS ADDITION NO. 1 LOTS 4 & 5, BLOCK A  
4.9/9 ACRES  
CITY OF ROWLETT, DALLAS COUNTY, TEXAS  
July 19, 2016

Rev.

All Storage-Rowlett

August 30, 2016

1800 & 1900 Castle Dr.

Rowlett, TX 75089

PD Zoning Case:

**EXHIBIT “D” – Planned Development Standards**

### **Planned Development Standards**

#### **Zoning**

1. Current Zoning: C-1 (Limited Commercial/Retail)
2. Proposed Zoning: C-1 with a Planned Development to include and permit a self-storage facility as an allowed use. All development shall conform to the City of Rowlett development standards for C-1 Commercial District.
3. Outdoor storage shall be prohibited.

#### **Building Height and Stories**

1. Current allowed building height: **35 ft.** - Proposed building height: **45 ft.**
2. Current allowed stories **2 stories.** – Proposed stories: **3 Stories.**

#### **Parking Spaces**

1. Required parking spaces for Self-Storage use: **150 spaces** - Proposed parking spaces: **15 spaces.**
2. We are providing 7 exterior parking spaces on the facility which include 3 accessible parking spaces that are located closest to the building and office. Employees on the site would require 2 spaces and the remaining 5 spaces would be for daily customer parking. This facility features an internal drive-thru that allows for vehicular access into the loading areas and elevator lobbies for convenient loading and unloading for future customers while keeping the facility secure with limited access points. There are four full sized parking spaces on the interior of each building. There are two elevators at each building that carry customers and their belongings from the ground floor to the top floor. Please see Exhibit “E” for parking space configuration. Access to the facility is available through the drive thru during regular business hours. Typical hours of operation are:



DEVELOPMENT/PROJECT NAME:

ALL STORAGE

LOCATION:

1800 & 1900 CASTLE DR. BUBBUS ADDN. NO. 1 BLK.A

CITY:

CITY OF ROWLETT, TEXAS

PROJECT INFORMATION:

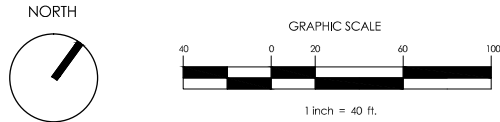
BLOCK A, LOTS 4 & 5 - GENERAL SUMMARY TABLE	
CASE NUMBER	PD 144-2016
NAME OF PROJECT:	ALL STORAGE - ROWLETT
PROPOSED USE:	LOTS 4 & 5 SELF STORAGE USE
FUTURE LAND USE DESIGNATION	-
PROPOSED FUTURE LAND USE DESIGNATION:	"C-1" (LIMITED COMMERCIAL/RETAIL) WITH/ PD FOR SELF STORAGE USE
EXISTING ZONING DISTRICT:	"C-1" (LIMITED COMMERCIAL/RETAIL)
PROPOSED ZONING DISTRICT:	"C-1" (LIMITED COMMERCIAL/RETAIL) WITH/ PD FOR SELF STORAGE USE
APPLICABLE OVERLAYS:	N/A
APPRAISAL DISTRICT ACCT. NO. & COUNTY	#: 440007300A0040000 & #: 440007300A0050000

BLOCK A, LOTS 4 & 5 - OVERALL SITE TABLE	
GROSS SITE AREA (LOTS 4 & 5):	4.979 AC   216,925.79 SF
SITE FRONTAGE:	494.62 FT.
SITE WIDTH:	494.62 FT.
SITE DEPTH:	448.66 FT.
IMPERVIOUS SURFACE AREA:	-
PERVIOUS SURFACE AREA:	-
ACCESSORY USE %:	N/A
OPEN SPACE (AC & %)	-
DETENTION/RETENTION (AC & %)	-
RECREATION (AC & %)	N/A
PRESERVE (AC & %)	N/A
CIVIC (AC & %)	-
OTHER (AC & %)	N/A

BLOCK A, LOTS 4 & 5 - BUILDING TABLE	
TOTAL GROSS INTENSITY (FAR):	1.04:1
TOTAL SQUARE FOOTAGE:	
COMMERCIAL SF:	1,200 SF (OFFICE)
INDUSTRIAL SF (SELF-STORAGE USE) :	225,600 SF (SELF STORAGE)
TOTAL FOOTAGE :	226,800 SF

BLOCK A, LOTS 4 & 5 - PHASING OF BUILDINGS	
BUILDING "A"	PHASE 1
BUILDING "B"	PHASE 2

BLOCK A, LOTS 4 & 5 - PARKING & ACCESS	
PARKING TOTAL #:	PROVIDED:
# PARKING SPACES:	15
# HANDICAP PARKING:	3
# LOADING SPACES:	8 (INTERIOR OF BUILDINGS A & B)
# ACCESS POINTS:	2



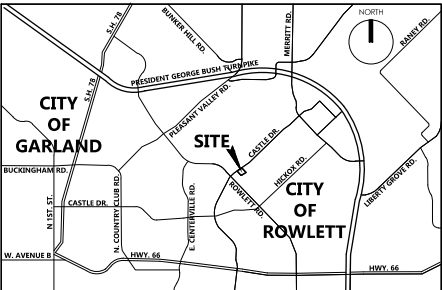
SITE PLAN NOTES

- Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- Dumpsters and trash compactors shall be screened in accordance with the Rowlett Development Code.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Rowlett Development Code.
- Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Marshal.
- Fire lanes shall be designed and constructed per City standards or as directed by the Fire Marshal.
- Speed bumps/humps are not permitted within a fire lane.
- Handicapped parking areas and building accessibility shall conform to the American with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- All signage is subject to Building Official approval.
- All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved Facade/Building Elevation Plan.
- Approval of the site plan is not final until all engineering plans are approved by the City Engineer.
- All new electrical lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view in accordance with the Rowlett Development Code.

ADDITIONAL NOTES:

- The development of the site will be in accordance with City of Rowlett development standards.
- Deviations from current development standards/regulations not specifically addressed/listed for approvals part of Planned Development Regulations may require a hearing/approval by the Board of Adjustment (BOA).
- All current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Zoning District Development Regulations.
- This Zoning Concept Plan is for illustrative purposes only and subject to change. This Zoning Concept Plan, along with development regulations, is intended to describe the intent of the Planned Development. Significant deviations from this Zoning Concept Plan, as determined by the Director of Planning, will require an amendment to the Zoning Concept Plan and, as necessary, the development regulations.

BLOCK A, LOTS 4 & 5 - PROPERTY DEVELOPMENT REGULATIONS		
ITEM:	PERMITTED:	PROPOSED:
MAXIMUM BUILDING COVERAGE:	NONE	(75,600 SF) 34.85%
MINIMUM LOT AREA:	NONE	4,979 AC -216,925.79 SF
MINIMUM LOT WIDTH:	NONE	494.62 FT.
MINIMUM LOT DEPTH:	NONE	448.66 FT.
SETBACKS:		
FRONT SETBACK:	50'	75'
SIDE INTERIOR SETBACK:	NONE	103'
SIDE STREET SETBACK:	N/A	N/A
REAR SETBACK:	30'	47'
MAX STRUCTURE HEIGHT:	35'	45'
MAX NO. STORIES/FLOORS	2 FLOORS	3 FLOORS



VICINITY MAP

NTS

OWNER:

Lot 4  
Jim Dorsey  
2680 CR 2010  
Ravenna, TX 75476  
Phone: 214-206-6523  
jdorsey@primeres.com

OWNER:

Lot 5  
David Bubbus  
1700 River Rd.  
North Little Rock, AR 72214  
Phone: 479-567-9384  
email:

OWNER:

Lot 5  
Elizabeth Diane Bubbus  
P.O. Box 1748  
Russellville, AR 72811  
Phone: 479-567-9431  
email:

CONTRACT PURCHASER:

Regional Management Co., Inc.  
82 Armstrong Dr.  
Mustang, OK 76064  
Phone: 405-376-4509  
Fax: 405-376-9568  
email: tracie@regionalmgt.com  
Attn: Mark McDowell

SURVEYOR:

Davis Land Surveying Co., Inc.  
9777 Furgeson Rd. Suite 105  
Dallas, TX 75228  
Phone: 214-321-0569  
email: dlsci@sbcglobal.net  
Attn: Scott Davis

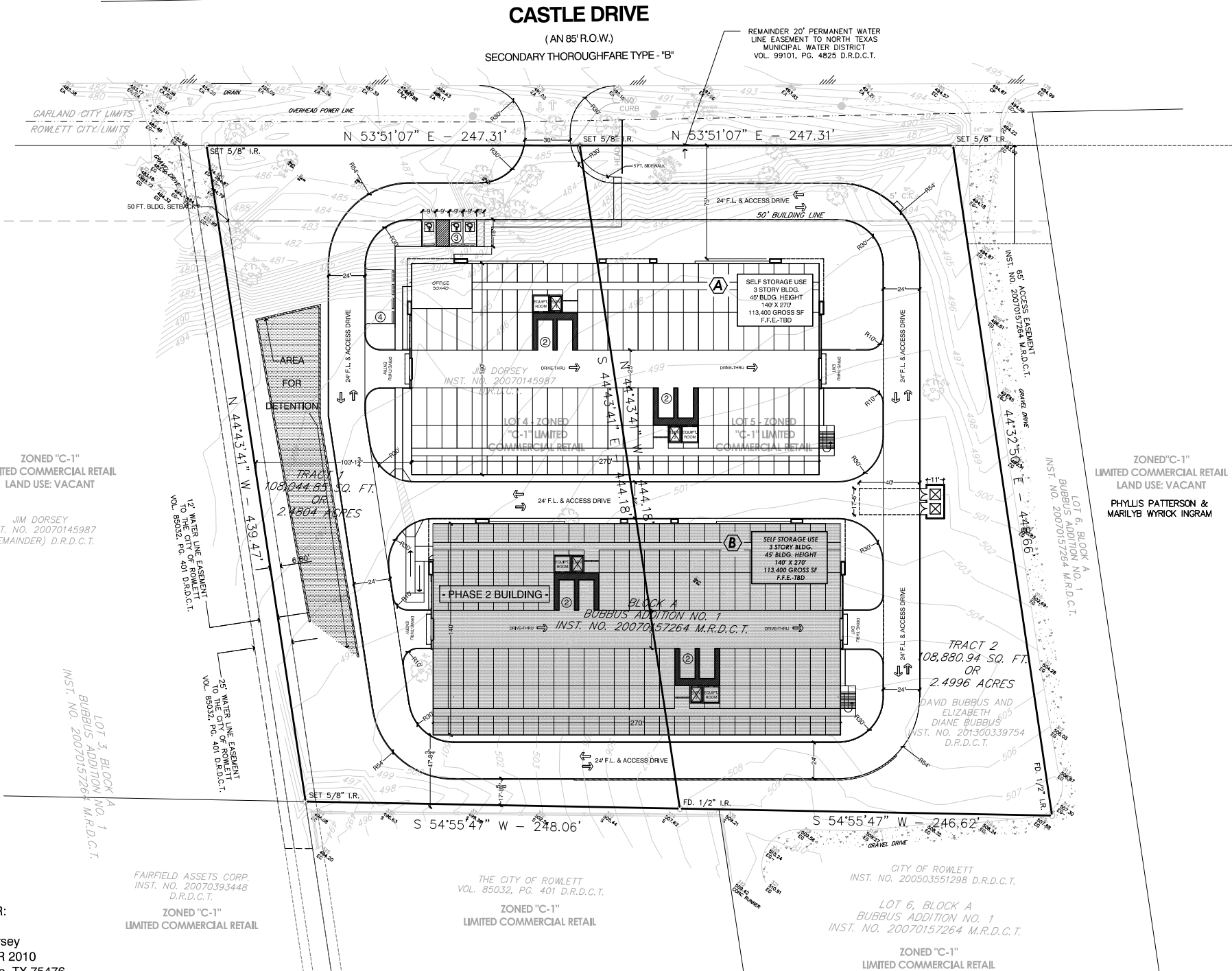
APPLICANT:

Quine and Associates, Inc.  
301 S. Sherman Street  
Richardson, TX 75081  
Phone: 972-669-8440  
email: cquine@quine.com  
Attn: Coy Quine

The proposed driveway size and location is acceptable to the City of Garland. In regards to driveway culverts, drainage and maintenance of site visibility this will be reviewed upon submittal of full construction plans.

Ahman Kafray

A. Rahman Kafray, P.E.  
Development Engineer  
City of Garland Engineering Department  
September 22, 2016





09-14-16A10:10 RCVD

ATTACHMENT 7

## Department of Development Services

### COURTESY NOTICE OF PUBLIC HEARING

**TO:** Property Owner

**RE:** Application for a Planned Development

**LOCATION:** The subject property is located at 1800 and 1900 Castle Drive further described as being all of Lots 4 and 5, Block A of BUBBUS Addition No. 1, City of Rowlett, Dallas County, Texas. A map is attached for your reference.

**EXPLANATION OF REQUEST:** The applicant requests a rezoning to a Planned Development with an underlying Limited Commercial/Retail (C-1) base zoning district to allow a self-storage facility. (Case Number PD144-2016).

- ☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- ☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:**

*The proposal changes the environment of the neighborhood. It will increase traffic on Castle Dr. which is a narrow road and already loaded w/trucks.*

**SIGNATURE:** *Clint Ogilvie*

**ADDRESS:** *2709 Chankapin Ln  
Rowlett, TX 75089*

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 27<sup>th</sup> day of September, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 18<sup>th</sup> day of October, 2016, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, September 21, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, October 11, 2016, to be included in the City Council packet. All responses received by October 11<sup>th</sup> will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

If you have any questions concerning this request, please contact the Department of Development Services  
Phone 972-412-6114  
FAX 972-412-6228  
[proberts@rowlett.com](mailto:proberts@rowlett.com)

**RETURN BY FAX OR MAIL**  
City of Rowlett  
Development Services  
PO Box 99  
Rowlett, TX 75030-0099

09-14-16A11:04 RCVD

*We moved to Chantigny for it and setting in the back.*

Department of Development  
Services

## NOTICE OF PUBLIC HEARING

09-19-16A10:28 RCVD

**TO:** Property Owner

**RE:** Application for a Planned Development

**LOCATION:** The subject property is located at 1800 and 1900 Castle Drive further described as being all of Lots 4 and 5, Block A of BUBBUS Addition No. 1, City of Rowlett, Dallas County, Texas. A map is attached for your reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

**EXPLANATION OF REQUEST:** The applicant requests a rezoning to a Planned Development with an underling Limited Commercial/Retail (C-1) base zoning district to allow a self-storage facility. (Case Number PD144-2016).

☒ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:☐ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:** *It will benefit the community by adding available services. It will add to the beautification of the area and bring additional revenue to Rowlett.*

**SIGNATURE:****ADDRESS:** *2680 C.R. 2010, Ravenna, TX 75476*

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 27<sup>th</sup> day of September, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 18<sup>th</sup> day of October, 2016, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

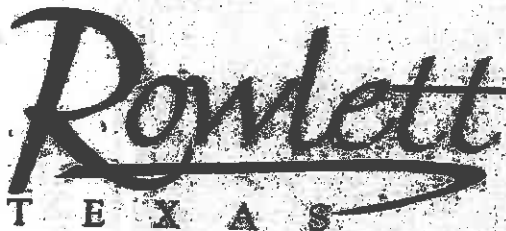
Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, September 21, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, October 11, 2016, to be included in the City Council packet. All responses received by October 11<sup>th</sup> will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the city council shall only occur with a concurring vote of at least three-fourths of the full membership of the city council.

If you have any questions concerning this request, please contact the Department of Development Services  
Phone 972-412-6114  
FAX 972-412-6228  
[proberts@rowlett.com](mailto:proberts@rowlett.com)

**RETURN BY FAX OR MAIL**  
City of Rowlett  
Development Services  
PO Box 99  
Rowlett, TX 75030-0099



Department of Development  
Services

## NOTICE OF PUBLIC HEARING

**TO:** Property Owner

**RE:** Application for a Planned Development

**LOCATION:** The subject property is located at 1800 and 1900 Castle Drive further described as being all of Lots 4 and 5, Block A of BUBBUS Addition No. 1, City of Rowlett, Dallas County, Texas. A map is attached for your reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

**EXPLANATION OF REQUEST:** The applicant requests a rezoning to a Planned Development with an underlying Limited Commercial/Retail (C-1) base zoning district to allow a self-storage facility. (Case Number PD144-2016).

- ☒ I AM IN FAVOR OF THE REQUEST *UNDER THE FOLLOWING CONDITIONS:*
- ☐ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:***SEE ATTACHED***SIGNATURE:***Stefano President, FAIRFIELD ASSETS CORPORATION***ADDRESS:***5400 PRAXON OAKS ROAD #3070, DALLAS, TX 75254*

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 27<sup>th</sup> day of September, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 18<sup>th</sup> day of October, 2016, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, September 21, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, October 11, 2016, to be included in the City Council packet. All responses received by October 11<sup>th</sup> will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20-percent or more of the land area, approval by the city council shall only occur with a concurring vote of at least three-fourths of the full membership of the city council.

If you have any questions concerning this request,  
please contact the Department of Development Services  
Phone 972-412-6114  
FAX 972-412-6228  
[proberts@rowlett.com](mailto:proberts@rowlett.com)

**RETURN BY FAX OR MAIL**  
City of Rowlett  
Development Services  
PO Box 99  
Rowlett, TX 75080-0099

# FAIRFIELD ASSETS CORPORATION

5400 Preston Oaks Road, Ste. 3070, Dallas, Texas, 75254

Phone: (972)392-0495 Fax: (972)991-7005

Email: c.easterwood@ffassets.com

C. Easterwood, President

September 14, 2016

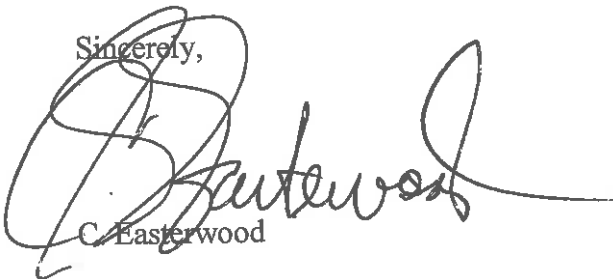
Ms. Patricia Roberts  
Senior Planner  
City of Rowlett

Dear Ms. Roberts:

Fairfield Assets Corporation was the developer of the 7-Eleven Store on the corner of Rowlett Road and Castle Drive (Lot 2, Block A, Bubbus Addition). As part of that development Fairfield Assets Corporation installed an 8 inch Sanitary Sewer to service the 7-Eleven Store. A copy of the engineering drawing that was approved by the Engineering Department of the City of Rowlett is attached to this communication.

My favorable response to the proposed construction of the Storage Facility on Lots 4 and 5, Block A, Bubbus Addition No. 1, City of Rowlett, Dallas County, Texas, is subject to the final engineering for the Sanitary Sewer being done in such a way as to maximize the building area of Lots 1, 3 and 3.1 together. In order to do that the Sanitary Sewer tap needs to be at the manhole next to the Sewer Lift Station. That manhole is identified as STA. 0+37.29 on the attached Engineering Drawing.

Sincerely,



C. Easterwood

Attachment

**All Storage-Rowlett**

**July 19, 2016**

**1800 & 1900 Castle Dr.**

**Rowlett, TX 75089**

**PD Zoning Case:**

**Exhibit "F" – Development Schedule**

**Development Schedule**

1. Anticipated timing to complete Phase 1 of project: 7-8 mo. after receiving building permit.
2. Anticipated timing to complete Phase 2 of project: TBD after completion of phase 1.



## City of Rowlett

### Staff Report

Planning & Zoning Commission

4000 Main Street  
P.O. Box 99  
Rowlett, TX 75030-0099  
[www.rowlett.com](http://www.rowlett.com)

**AGENDA DATE:** 09/27/2016

**AGENDA ITEM:** C3

#### **AGENDA LOCATION:**

**Individual Consideration**

#### **TITLE**

Conduct a public hearing and make a recommendation on a request to amend Planned Development Ordinance #027-16 in order to modify the landscape entryway requirements. The subject property is located at 7900 Chiesa Road further described as being all of Tract 1 in the James Saunders Survey, Abstract No. 1424 and being a portion of Lot 1, Block 1, Crossroads Church Addition, City of Rowlett, Dallas County, Texas.

#### **STAFF REPRESENTATIVE**

Patricia Gottilly-Roberts, Senior Planner

#### **SUMMARY**

The applicant is requesting to amend Planned Development (PD) #027-16 to modify the landscape entryway requirements for the new single family subdivision known as Willow Wood Estates. In order to allow optimal tree growth, the applicant is proposing to relocate 32 of the 45 required trees in the entryway to the open spaces within the proposed development.

#### **BACKGROUND INFORMATION**

The subject property located along the east side of Chiesa Road and the north side of Travelers Crossing (Attachment 1 – Location Map) was rezoned on July 5, 2016, to a PD to allow an 89-lot single family subdivision with minimum lot sizes of 6,000 square feet. The adopted PD included development standards and a concept plan that regulates the development (Attachment 2 – PD Ordinance #027-16). Any regulation not specified in the PD will follow the standard requirements in the Rowlett Development Code (RDC).

Since the adoption of the PD, the applicant has been working on developing the civil engineering construction plans, the tree mitigation plan, the preliminary plat, and the landscape plan. While preparing the landscape plan, the applicant's landscape architect indicated that the planting requirements for the primary entryway for the subdivision on Chiesa Road will result in severe overcrowding of the trees, which in turn will result in unhealthy tree growth. As a result, the applicant is proposing to amend PD 027-16 to modify the entryway requirements by relocating the required trees to open spaces in the development. The required number of trees will not be reduced.

The landscape entryway requirements listed in the PD are similar to the entryway requirements in the RDC. The primary entryway is required to have two canopy trees planted per 500 square

feet of the landscape area in the entryway. The entryway is required to have at least 9,600 square feet of landscaping which results in requiring 38 trees to be planted in the entryway. In addition, landscape buffer trees are required at one canopy tree for every 35 linear feet along Chiesa Road, which equates to seven trees. This results in a total of 45 canopy trees required in the entryway. The RDC does allow canopy trees to be replaced with ornamental trees at a ratio of three ornamental trees for one canopy tree. The applicant strongly believes that planting 45 trees in a small area will result unhealthy tree growth and will not create aesthetically pleasing entrance into the subdivision.

To allow for optimal growth of the proposed trees, the applicant is proposing to amend PD #027-16 by relocating 32 of the required trees to the open spaces located within the development. The landscape architect has provided a conceptual landscape design (Attachment 3 – Landscape Plan) that provides the number of required trees per PD #027-16 and shows how the required trees will be distributed across the open space areas within the development. The proposed design provides for optimal tree growth by providing the spacing needed to allow for better root and plant growth. The trees spaced apart in this type of pattern will develop with a mature tree canopy and will allow for the open growth form of the tree to develop. Due to the possibility of having a detention pond in the central open space area, the applicant is requesting to allow trees that will survive in a detention pond setting. The applicant is proposing to modify the development standards in Exhibit D of PD #027-16 as follows:

#### **Current Language**

- The primary entry will have 2 canopy trees per 500 square feet.

#### **Proposed Language**

- The primary entry will have 2 canopy trees per 500 square feet. A minimum of seven canopy shade trees will be placed in the primary entryway along with the required landscape buffer trees. The remaining 32 trees required to satisfy the primary entryway tree requirement may be planted within the open spaces located in the Development.
- If a detention pond is required in the open spaces then trees that can survive in wet areas and/or standing water will be planted. This may include following tree species: *Acer rubrum* 'red maple'; *Acer rubrum* 'October glory'; *Betula nigra* 'river birch'; *Quercus nigra* 'pin oak'; *Magnolia grandiflora* 'little gem'; *Taxodium distichum* 'bald cypress', *Taxodium ascendens* 'pond cypress'. The requirement to have no more than 25% of one species will be increased to 50% for these trees.

The revised language is presented in strike-out underline format using Exhibit D from the existing PD as Attachment 4.

The applicant is moving forward with the Tree Survey and Preservation Plan, which requires a recommendation from the Planning and Zoning Commission and approval from City Council concurrently with the PD amendment. These items will be acted on under separate agenda items. The Preliminary Replat is also being considered by the Planning and Zoning Commission under a separate agenda item on the same date as this request. The approval of the proposed PD



amendment is not a prerequisite for approval of the Tree Mitigation and Preservation Plan or the Preliminary Plat. The approval of the Preliminary Replat or Tree Mitigation and Preservation Plan can move forward without approval of the PD amendment.

## DISCUSSION

Section 77-805 of the *Rowlett Development Code (RDC)* states that the Planning and Zoning Commission shall consider the following when making their recommendation to the City Council as it pertains to rezoning requests including Planned Developments. These criteria are listed below:

- (1) Whether the proposed rezoning corrects an error or meets the challenge of some changing condition, trend, or fact;
- (2) Whether the proposed rezoning is consistent with the comprehensive plan and the purposes of this code stated in subchapter 77-103, Purpose of this Code;
- (3) Whether the proposed rezoning will protect or enhance the health, safety, morals, or general welfare of the public;
- (4) Whether the municipality and other service providers will be able to provide sufficient transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development;
- (5) Whether the proposed rezoning is likely to have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation;
- (6) Whether the proposed rezoning will have significant adverse impacts on other property in the vicinity of the subject tract;
- (7) The suitability of the subject property for the existing zoning classification and proposed zoning classification;
- (8) Whether there is determined to be an excessive proliferation of the use or similar uses;
- (9) Whether the proposed rezoning will ensure that future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract; and
- (10) The supply of land in the economically relevant area that is in the use district to be applied by the rezoning or in similar use districts, in relation to the demand for that land.

As was indicated in staff report for the PD that was adopted on July 5, 2016, the proposed development met the above criteria for the initial rezoning. Staff found the proposed development offers a product type that should be attractive to people looking for quality housing with smaller lot sizes that offer less maintenance associated with larger lot sizes. It was staff's opinion that the proposed development satisfies the relevant Guiding Principles from the Realize Rowlett 2020 Comprehensive Plan and meets the criteria listed in the RDC for a rezoning. The proposed PD amendment does not change staff's opinion on the proposed development.

The proposed request to amend PD # 027-16 to modify the landscape entryway requirements has been reviewed from the standpoint of providing sufficient landscape while allowing for optimal plant growth. It is staff's opinion that the proposed changes will provide for optimal growth and health for the trees. The proposed landscaping has been designed to incorporate plant material

for the environmental conditions that are unique to this site including selecting trees that can survive wet conditions. The proposed amendment is not expected to have any adverse impact on the natural environment or on other properties in the vicinity including the existing single family subdivisions to the south and to the east. The proposed modification will continue to offer sufficient buffering and landscaping along Chiesa Road by including 14 canopy trees and five ornamental trees along with the required shrubs. Staff recommends approval of the proposed PD amendment.

#### Public Notices

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. On September 15, 2016, a total of 83 notices were mailed to property owners within 200 feet and a total of 118 courtesy notices were mailed to property owners within 500 feet. As of September 21, 2016, none were received in favor of the request and five notices were returned in opposition. The responses are available in Attachment 5 – Returned Public Notices.

Staff published the Legal Notice in the Dallas Morning News on September 15, 2016, and placed a zoning sign on the subject property on 2016, in accordance with the Rowlett Development Code.

#### **FISCAL IMPACT/BUDGET IMPLICATIONS**

N/A

#### **RECOMMENDED ACTION**

Staff recommends approval of a request to amend Planned Development Ordinance #027-16 in order to modify the landscape entryway requirements.

#### **ATTACHMENTS**

Attachment 1 – Location Map

Attachment 2 – PD #027-16

Attachment 3 – Landscape Plan

Attachment 4 – PD #027-16 Exhibit D Revisions

Attachment 5 – Public Responses





**City of Rowlett****Official Copy****Ordinance: ORD-027-16**

4000 Main Street  
Rowlett, TX 75088  
www.rowlett.com

---

**AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, PLAN AND MAP OF THE CITY OF ROWLETT, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM "SF-10" SINGLE FAMILY 10 AND "SF-8" SINGLE FAMILY 8 TO "PD" PLANNED DEVELOPMENT FOR REAL PROPERTY CONSISTING OF 22.06 +/- ACRES GENERALLY LOCATED EAST OF CHIESA ROAD AND NORTH OF TRAVELERS CROSSING AND CONSISTING OF ALL OF TRACT I IN THE JAMES SAUNDERS SURVEY, ABSTRACT NO. 1424, AND A PORTION OF LOT 1, BLOCK 1, CROSSROADS CHURCH ADDITION, CITY OF ROWLETT, DALLAS COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED IN EXHIBITS "A" AND "B", PROVIDING DEVELOPMENT AND USE STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Rowlett and the governing body of the City of Rowlett, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners and interested persons generally, the governing body of the City of Rowlett is of the opinion that said zoning ordinance and map should be amended as provided herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:**

**SECTION 1.** That the Comprehensive Zoning Ordinance, Plan and Map of the City of Rowlett, Texas, heretofore duly passed by the governing body of the City of Rowlett, as heretofore amended, be and the same are hereby amended to grant a change in zoning from "SF-10" Single Family 10 and "SF-8" Single Family 8 to "SF-5" Single Family 5 with "PD" Planned Development overlay for real property consisting of 3.639 +/- acres generally located east of Chiesa Road and north of Traveler's Crossing and consisting of all of Tract I in the James Saunders Survey, Abstract No. 1424, and a portion of Lot 1, Block 1, Crossroads Church Addition, City of Rowlett, Dallas County, Texas, and being more particularly described in Exhibits "A" and "B", attached hereto and incorporated herein (hereinafter the "Property").

**SECTION 2.** That the development standards and regulations are set forth in the following exhibits:

---



Exhibit C – Statement of Intent and Purpose;  
Exhibit D – Development Standards;  
Exhibit E – Zoning Concept Plan; and  
Exhibit F – Development Schedule;

All of which are attached hereto and made a part hereof, shall be applicable to all land, uses, structures, the use and occupancy of all structures, and the development, construction, operation and maintenance of all improvements on the Property described herein.

**SECTION 3.** The Property shall be used only in the manner and for the purposes provided herein and by the ordinances of the City of Rowlett, Texas, as heretofore amended, and as amended herein. The development, use and occupancy of the Property shall conform to the standards and regulations set forth in Exhibits “C” through “F”, the provisions of the Rowlett Development (Chapter 77 of the Code of Ordinances of the City of Rowlett, Texas), and the Code of Ordinances of the City of Rowlett, Texas, as amended. In the event of any conflict or inconsistency between the provisions of this ordinance and the provisions contained in any other provisions of the Rowlett Development Code or other codes or ordinances of the City, the provisions of this ordinance shall control. In the event that this ordinance does not include a standard or regulation that is otherwise required for similar or comparable development or uses by the Rowlett Development Code or Code of Ordinances, then the standard or regulation required by the Rowlett Development Code or other ordinance shall be applied to development and use of the Property.

**SECTION 4.** That all provisions of the ordinances of the City of Rowlett in conflict with the provisions of this ordinance as applicable to the Property be and the same are hereby repealed and all other provisions of the ordinances of the City of Rowlett not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 5.** That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 6.** That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid the same shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 7.** That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Rowlett, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each

---

offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 8.** This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

At a meeting of the City Council on July 5, 2016 this Ordinance be adopted. The motion carried by the following vote:

**Ayes: 7** Mayor Gottel, Mayor Pro Tem Dana-Bashian, Deputy Mayor Pro Tem Sheffield, Councilmember van Bloemendaal, Councilmember Hargrave, Councilmember Brown and Councilmember Bobbitt.

The remainder of this page was intentionally left blank.

---

Approved by

Mayor

Date July 5, 2016

Approved to form by

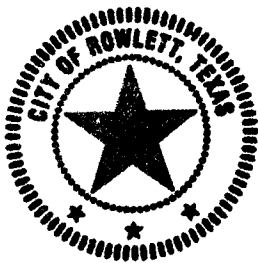
City Attorney

Date July 5, 2016

Certified by

City Secretary

Date July 5, 2016



PROPERTY DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the JAMES SAUNDERS SURVEY, A - 1424, City of Rowlett, Dallas County, Texas, and being a part of Lot 1, Block 1 of CROSSROADS CHURCH, an addition to the City of Rowlett, Texas, recorded in Volume 98245, Page 11 of the Map Records of Dallas County, Texas; said tract being a part of that same tract of land described in deed to Crossroads Baptist Church, recorded in Volume 99225, Page 1978 of the Deed Records of Dallas County, Texas, said tract being more particularly described as follows:

BEGINNING at a 3/4" iron rod found at the southwest corner of Lot 1, Block 1 of said Crossroads Church addition; said point being in the east R.O.W. line of Chiesa Road (a variable width R.O.W.) and the beginning of a curve to the right having a central angle of 11°14'20" and a radius of 533.70' (Chord bearing N 05°43'23" W, 104.52');

Thence northerly around said curve and along the east line of Chiesa Road, a distance of 104.69' to a 3/4" iron rod found for corner;

Thence N 00°06'13" W, 195.91' along the east line of Chiesa Road to a point for corner;

THENCE N 89°36'48" E, 857.07' to a point for corner in the east line of said Lot 1 and the west line of a 50' Lone Star Gas Easement, recorded in Volume 154, Page 537 of the Deed Records of Dallas County, Texas;

THENCE N 04°29'38" W, 798.44' along the east line of said Lot 1 and the west line of said 50' Lone Star Gas Easement to a 3/4" iron rod found at the northeast corner of said Lot 1, and being in the north line of the aforementioned Crossroads Baptist Church property;

THENCE N 89°53'47" E, 139.16' along the north line of said Crossroads Baptist Church property to a 3/4" iron rod found for corner in the southwest line of a 15' alley;

THENCE S 44°56'06" E, 881.18' along said alley to a 3/4" iron rod found for corner;

THENCE S 45°03'30" E, 657.66' along said alley to a 3/4" iron rod found at the southeast corner of said Crossroads Baptist Church property;

THENCE S 89°36'48" W, at 1,140.95' passing the southeast corner of said Lot 1, and continuing along the south line of said Lot 1 and Crossroads Baptist Church property, a total distance of 2,010.81' to the Point of Beginning and containing 960,885.09 square feet or 22.0589 acres of land.





**EXHIBIT C  
STATEMENT OF INTENT AND PURPOSE  
Willow Wood Estates**

Willow Wood Estates is a neighborhood which creates a beautiful, timeless community that upholds and enhances the quality of the surrounding environment. This neighborhood encourages outdoor activities and neighborhood interaction with its centralized greenspace, and connectivity to the City's trail system. This design philosophy brings individuals out of their backyards to enjoy the outdoors together as a community. A portion of the homes will front the centralized common area, which provides residents a scenic view and an opportunity to leave their fenced back yards to meet their neighbors.

This community strives to be a shining example of what Rowlett has to offer. With nearby access to Chiesa Road and Liberty Grove Road, this property lends its residents easy access to the conveniences of suburban life. In regards to Willow Wood Estates' regional context, the neighborhood's residents have convenient access to President George Bush Turnpike, the new CityLine (State Farm) corporate center, and local retail business and retail centers like Wal-Mart, Home Depot, and Super Target nearby. Residents will also enjoy the numerous current and future City Parks nearby such as Muddy Creek Park, Sunset Park, the Environmental Learning Center, and the new Bayside lagoon project.

The potential residential density for this development ranges from 4.0 to 4.2 units per acre.

Section 77-805.C. of the Rowlett Development Code (RDC) indicates that recommendations and decisions on rezoning shall be based on consideration of the following criteria:

1. Whether the proposed rezoning corrects an error or meets the challenge of some changing condition, trend, or fact.

The requested rezoning does not correct any errors with respect to zoning.

The request meets the changing environment recognized in the Realize Rowlett 2020 Plan. In the "Framework for the Future" section of the Plan, it clearly states, "In 2020, Rowlett will be a community with diverse lifestyle choices for living, working, playing, and learning. ...additional housing choices will be available for individuals and families that desire homes needing lower maintenance. Young professionals will be attracted to low maintenance, dense housing found in urban or mixed-use neighborhoods." Additionally, the Plan recognizes that, "Rowlett's future as an employment center will blossom", when a number of actions take place, including, "its housing inventory expands and diversifies." Willow Wood Estates will meet the needs and desires of a more diversified Rowlett resident.

2. Whether the proposed rezoning is consistent with the comprehensive plan and the purpose of this Code stated in subchapter 77-103, Purpose of this Code.

The proposal is consistent with the Guiding Principles outlined in the Realize Rowlett 2020 Plan. While this area is not one of the strategic opportunity areas detailed in the plan, the plan anticipates areas of Rowlett outside those areas will also experience development over time. When they do, the development should work within the framework of the Plan's Guiding Principles; two of the key ones being Principle 1: Value Existing Neighborhoods, and Principle 3: Make Rowlett a Community that is Attractive to People at all Stages of Their Lives.

The Plan recognizes that in order to protect the Realize Rowlett 2020 vision, "Actions for Change" need to be implemented. For redevelopment of residential areas and/or new development on greenfields in mature residential areas, Action 3 is probably the most important. This Action states, "...and include language related to the efficient delivery of redeveloped properties and projects that advance the principles of Smart Growth and traditional neighborhood development." Willow Wood Estates neighborhood is planned with those principles.

3. Whether the proposed rezoning will protect or enhance the health, safety, morals, or general welfare of the public.

The proposed Willow Wood Estates neighborhood does protect the public by:

- i) Fostering convenient, compatible, and efficient relationships among land uses;
- ii) Promoting a healthful and convenient distribution of population;
- iii) Ensures greater public safety, convenience, and accessibility through physical design;
- iv) Encourages the efficient use of the available land supply in the city;
- v) Preserves the character and quality of residential neighborhoods;
- vi) Promotes a balanced, diverse supply of affordable, quality housing in safe and livable neighborhoods;
- vii) Ensures the provision of adequate sized yards, open spaces for light, air, and fire safety;
- viii) Encourages development of a sustainable and accessible system of recreational facilities, and open space that meets year-round neighborhood and community wide needs;
- ix) Facilitates the adequate and safe provision of transportation, water, sewage, drainage, and other public facilities; and
- x) Ensures the service demands of new development will not exceed the capabilities of existing streets, utilities, or other public facilities and services.

4. Whether the municipality and other service providers will be able to provide sufficient transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development.

Willow Wood Estates neighborhood's needs for water can be provided without negatively impacting adjacent properties. Willow Wood Estates neighborhood's needs for sewer services can also be met without negatively impacting adjacent properties. Additionally, the traffic generated by Willow Wood Estates residents will not negatively impact the city's street system.

5. Whether the proposed rezoning is likely to have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation.

Willow Wood Estates neighborhood will not have adverse impacts on the natural environment. Activities within the neighborhood will adhere to all of the city's performance standards with respect to air, water, and noise. The city's stormwater management standards will be followed, as they are with all new development in the city. Willow Wood Estates' layout was designed to preserve as much natural vegetation as possible, leaving existing trees and vegetation in the common areas.

6. Whether the proposed rezoning will have significant adverse impacts on other property in the vicinity of the subject tract.

The proposed rezoning will not have significant adverse impacts on other property in the vicinity. The proposed rezoning will closely relate to the adjacent single family neighborhoods, and the new housing stock with their projected price points will benefit the surrounding properties.

7. The suitability of the subject property for the existing zoning classification and proposed zoning classification.

The property is currently zoned SF-8 and SF-10 with a lot area minimum of 8,000 and 10,000 square feet respectively. This property is not suitable for the current zoning category, due to its infill nature, existing gas line and future thoroughfare road bisecting the property, which constrain the property. These inherent constraints inhibit the configuration and ultimate efficiency of the property, which is why a smaller lot size is necessary. The proposed zoning allows for a higher density than the current zoning category. This higher density creates a transitional buffer between the high-intensity uses of the adjacent religious facility and senior living facility and the currently existing subdivisions (Princeton Park and The Crossroads).

This rezoning will also allow for the creation and maximization of a high-quality open space that will enhance and protect the value of the neighborhood for years to come. A suburban style of single family development deemphasizes the focus on the fenced back yard where every resident is isolated from their neighbor. Social interaction is very important for homeowners in this style of neighborhood. A focus is placed on the common areas in a neighborhood where that social interaction can take place on a daily basis. With that in mind, Willow Wood Estates neighborhood will provide a centralized, usable open space for the benefit of the entire neighborhood. This will not only provide ample opportunity for interaction between neighbors, but will also create a more appealing atmosphere to the neighborhood.

The property is well suited for a suburban, infill single family neighborhood. As the Realize Rowlett 2020 Plan indicates, "The community will support diverse choices—in housing types, neighborhood character and land use patterns—so that people at all stages of their lives can find options here that meets their needs". This is an opportunity to diversify Rowlett's housing stock with high-quality homes, making Rowlett a full Life Cycle community.

8. Whether there is determined to be an excessive proliferation of the use or similar uses.

Princeton Park, which is immediately northeast of Willow Wood Estates, was zoned and preliminary platted in 1986. Lot areas range from +/- 7,200 to 8,000 square feet. Directly south of Willow Wood Estates is The Crossroads, which was zoned and platted in 2001 for 8,000 to 10,000 square foot lot areas. Directly west of the site is Chiesa Estates Mobile Home Park.

In this vicinity, there is a deficiency of smaller high-quality homes, which allow for less yard maintenance and right-sized homes for aging "baby boomers" who want to stay in Rowlett and young professionals who are drawn toward a more suburban lifestyle with convenient access to President George Bush Tollway. Willow Wood Estates is intended to meet the demand for this underserved product type. There is currently a dearth of this housing type in Rowlett, and it is a housing product Realize Rowlett 2020 desires to grow in the future.

9. Whether the proposed rezoning will ensure that future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.

The requested rezoning is compatible in scale with uses on other properties in the vicinity. There is significant single family development surrounding the site. The proposed rezoning creates a transitional zoning or buffer from the high-intensity use of a religious facility and senior living facility from the existing housing of the older neighborhoods.

10. The supply of land in the economically relevant area that is in the use district to be applied by the rezoning or in similar use districts, in relation to the demand for that land.

The area surrounding Willow Wood Estates neighborhood is predominantly developed with suburban style for single family neighborhoods.

As identified in the Realize Rowlett 2020 plan however, "Though surrounded by attractive suburban alternatives, Rowlett is poised to compete for residential expansion, largely due to future transit improvements... demand for residential product types will continue to grow significantly over the next decade (over 21,000 units in the Trade Area) ..."

The Plan indicates there is ample demand for this type of residential product in this general area of the city.

**EXHIBIT D**

**EXHIBIT D**  
**Willow Wood Estates**  
**PLANNED DEVELOPMENT STANDARDS**

General Standards

1. Development shall take place in general accordance with the attached Zoning Exhibit (Exhibit E).
2. The maximum number of homes in Willow Wood Estates neighborhood shall be 89.
3. A minimum of 8% of the land within Willow Wood Estates neighborhood shall be used as open space. The open space, as generally shown on Exhibit E, shall be recognized as meeting all of the City of Rowlett's acreage requirements for public and/or private open space for Willow Wood Estates neighborhood.
4. All open space and common area shall be owned and maintained by the Homeowners Association.

Dimensional Standards

Development shall take place in accordance with the SF-5 Single Family Residential District as outlined in the City of Rowlett Development Code as it exists or may be amended, except as indicated below.

1. The minimum lot area is 6,000 square feet (see Note A).
2. The minimum lot width shall be 50' at the building line. On cul-de-sacs and/or elbows, the minimum lot width at the street ROW shall be 35'.
3. The minimum lot depth is 120' (See Note A). On cul-de-sacs and/or elbows, the minimum lot depth shall be 105'.
4. The minimum front yard setback shall be 20'.
5. The minimum side yard setback shall be 5', the minimum side yard setback on a corner lot adjacent to a street shall be 10'.
6. The minimum rear yard setback shall be 20'.
7. The maximum lot coverage shall be 75%.
8. The minimum dwelling area shall be 1,600 square feet.
9. The maximum height shall be 2.5 stories or 36' for the main building.

Setback Type	Minimum Distance in Feet
Front Setback	20'
Rear Setback	20'
Sidyard Setback	5'
Sidyard Setback Adjacent to Street	10'
Sidyard Setback for Key Lot	10'
Garage Setback	20'

## Note A:

Two (2) lots, lots 78 and 79 as shown on concept plan, shall have a minimum lot area of 5,750 square feet with a minimum lot depth of 115'.

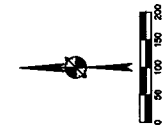
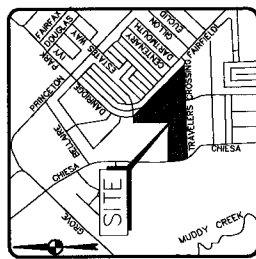


**EXHIBIT D**Neighborhood Standards

1. Neighborhood buffer yards, entryway treatments, and landscaping shall be designed, developed, and maintained in accordance with the standards established in the Rowlett Development Code with the following exceptions:
  - The primary entrance will be from Chiesa Road.
  - The minimum landscape entryway requirement for the primary entrance shall be 9,600 square feet.
  - The primary entry will have 2 canopy trees per 500 square feet.
  - The landscape buffer will have 1 canopy tree per 35 linear feet.
  - The landscape buffer will have 10 shrubs per 30 linear feet.
  - A masonry and/or stone entry statement at least 6' tall shall be placed at the western entrance. A masonry wall along Chiesa Road will not be required. A six foot ornamental (tubular steel fence) shall screen the subdivision from Chiesa Road. Approved plants, trees, grass and other approved vegetation shall be placed in front of or behind the fence line to effectively screen the development and enhance the landscape buffer.
  - Any secondary entryway connecting to other subdivisions shall not require any landscaping.
  - Xeriscaped lots will be allowed along the sideyards of lots.
2. Unless otherwise shown on Exhibit E, streets within Willow Wood Estates neighborhood shall be designated as "Minor Residential Streets" and have a right-of-way width of 50' and a pavement width of 31' back to back. Danridge Road shall taper to a 60' ROW undivided minor collector street with 37' of paving (back to back).
3. ROW dedication (if any) shall be 32.5 feet from the centerline of Chiesa Road.

Architectural Standards

1. All homes within the Willow Wood Estates neighborhood shall comply with the Residential Building Standards established in the Rowlett Development Code with the following exception: If a gable roof extends over an unenclosed porch, the gable face may be constructed of hardy-plank or similar cementitious material.
2. A hip roof which faces the street and which comprises greater than 35% of the total width of a house's façade shall be broken up with dormers or other architecturally compatible appurtenances.
3. Minimum of 8:12 front elevation roof pitch, except 4:12 roof pitches on porches. Dimensional shingles shall be used.
4. A minimum 4' wide, dedicated walk separate from a driveway, shall provide a connection between the house and the city sidewalk.

[illegible]

HOUSING	TOTAL
TOTAL GROSS DENSITY (DU/AC)	4.0
LOT COUNT BY TYPICAL LOT SIZE	80

PROPERTY DEVELOPMENT REGULATIONS	REQUIRED	PROVIDED
MAXIMUM LOT COVERAGE	75%	75%
MINIMUM LOT AREA	5000	5500
MINIMUM LOT WIDTH	50	50
MINIMUM LOT DEPTH	100	115
SETBACKS		
FRONT SETBACK	10	20
REAR SETBACK	10	10
SIDE STREET SETBACK	10	10
REAR SETBACK	25	20
MINIMUM DRIVEWAY AREA (COVERED)	9600 SF	9600 SF
MAX. STRUCTURE HEIGHT	35 FT OR 2.5 STORIES	35 FT OR 2.5 STORIES
MAX. NO. STORES/HIGH	35 FT OR 2.5 STORIES	35 FT OR 2.5 STORIES

[illegible]

NOTES:

- OVERALL SITE IS 37.4582 ACRES WITH 22.06 ACRES REQUESTED TO BE REZONED.
- FENCE MAY BE BUILT ALONG THE PROPERTY LINE WITHIN THE 15' UTILITY EASEMENT.
- NO TREES OR STRUCTURES MAY ENCROACH THE 15' UTILITY EASEMENT.

**EXHIBIT E  
ZONING CONCEPT PLAN  
PD115-2016**

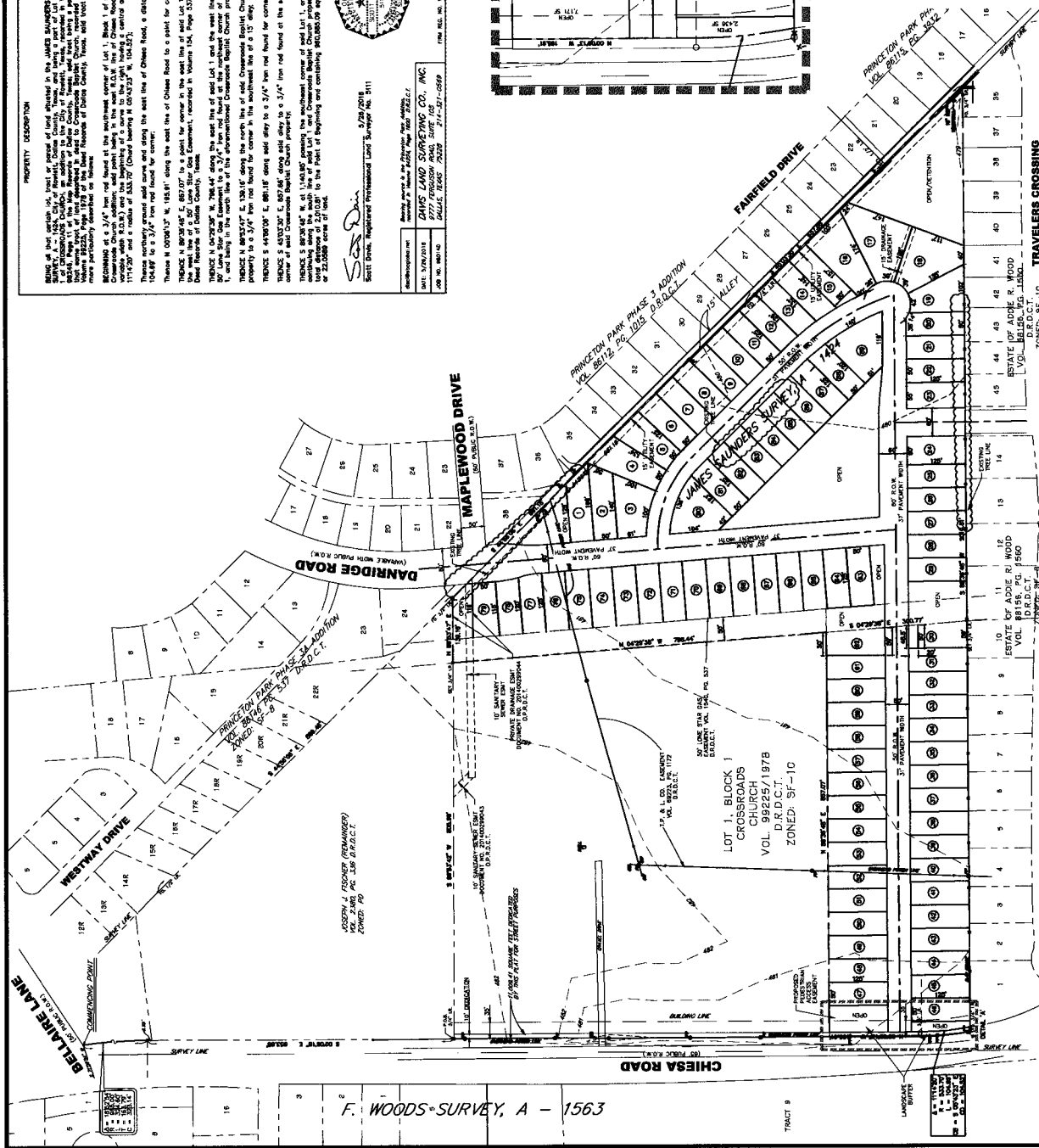
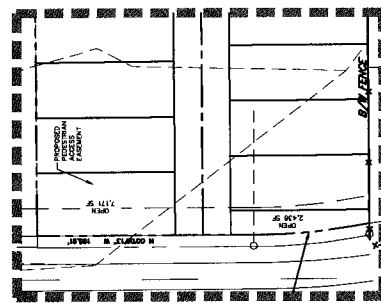
**WILLOW WOOD ESTATES  
TRACT II AND A PORTION OF  
LOT 1, BLOCK 1 - CROSSROADS CHURCH  
2209 ACRES SITUATED IN THE  
JAMES SAUNDERS SURVEY, ABSTRACT 14  
CITY OF ROWLETT  
DALLAS COUNTY, TEXAS  
JUNE 22, 2016**

**CIVIL ENGINEER/PREPARER:**  
BURY-DFW, INC.  
5310 HARVEST HILL ROAD,  
SUITE 100  
DALLAS, TEXAS 75230

OWNER:  
CROSSROADS BAPTIST CHURCH  
PO BOX 1018  
ROWLETT, TEXAS 75030

**APPLICANT:**  
SKORBURG COMPANY  
8214 WESTCHESTER  
SUITE 710  
DALLAS, TEXAS 75225  
PHONE: (214) 888-8855  
CONTACT: GAIL LINDSEY, CEO

BURY PROJ. # 0113194-3

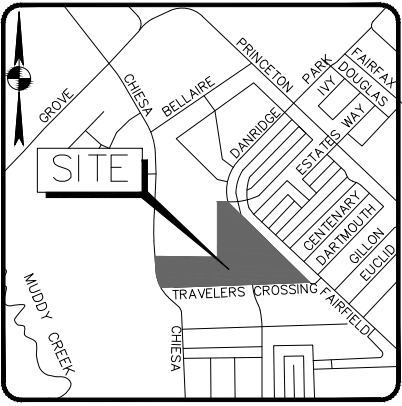
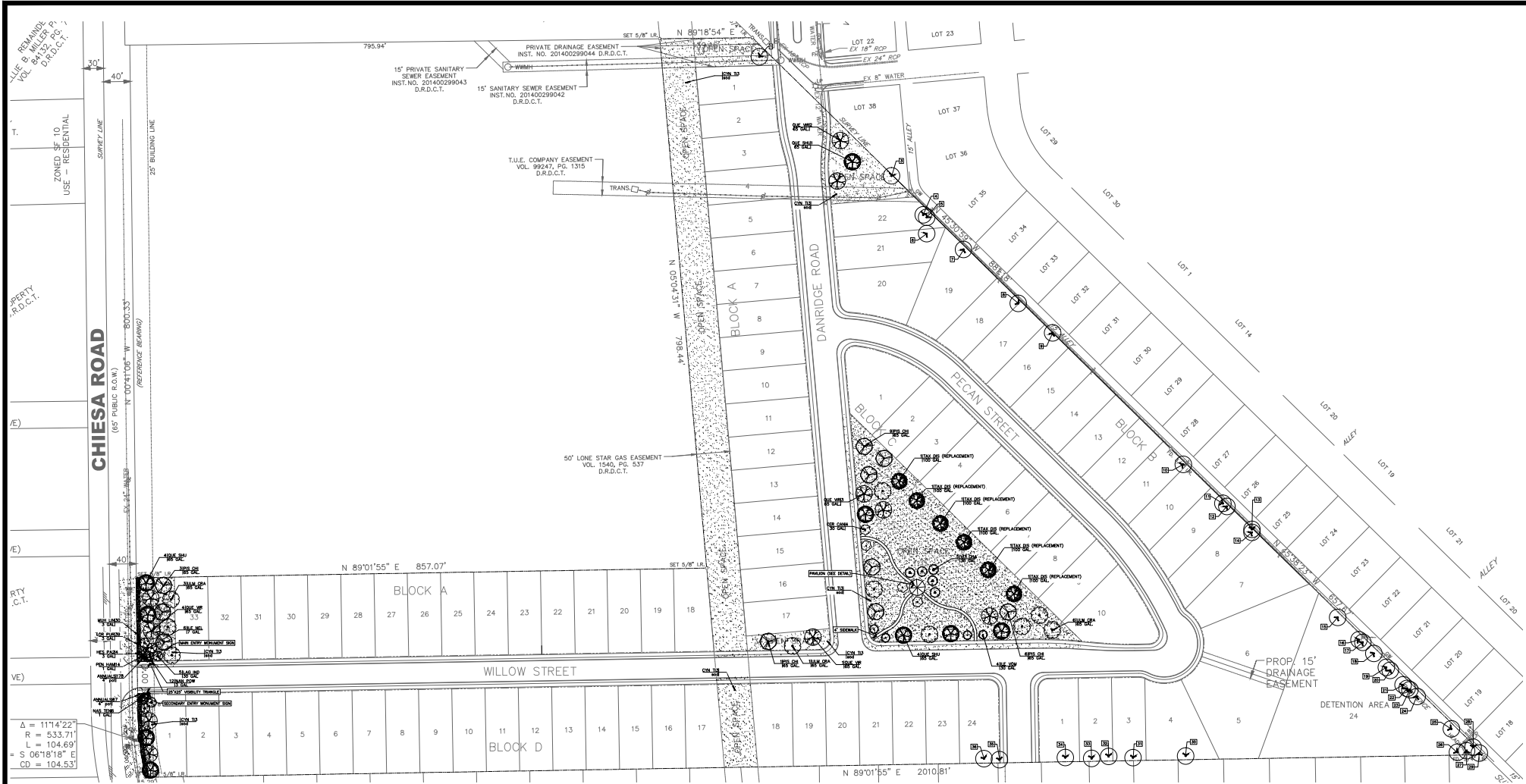
[illegible]

**Exhibit F**

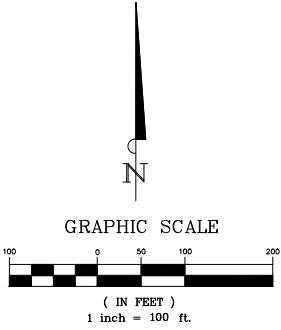
**Development Schedule**

**Willow Wood Estates**

- Development is anticipated to start at the beginning of 2017.
- It is anticipated that Willow Wood Estates will be built out by mid-2019.
- It is anticipated that there will be 2 to 3 phases to Willow Wood Estates



LOCATION MAP  
N.T.S.



LANDSCAPE TABULATIONS:

TOTAL LANDSCAPE AREA PROVIDED:	130,177 SF
CHIESA ROAD TREES REQUIRED 1/35 LF: 252 LF	7 TREES
CHIESA ROAD TREES PROVIDED:	7 TREES
CHIESA ROAD SHRUBS REQUIRED: 10/33 LF	84 SHRUBS
CHIESA ROAD SHRUBS PROVIDED:	103 SHRUBS
LANDSCAPE ENTRY AREA TREES REQUIRED: 2/500 SF (9,600 SF)	38 TREES
LANDSCAPE ENTRY AREA TREES PROVIDED: 9,688 SF	7 SHADE TREES AND 5 ORNAMENTAL TREES
OPEN SPACE AREA TREES PROVIDED:	25 SHADE TREES AND 13 ORNAMENTAL TREES

SPECIAL NOTES:

- HOME BUILDER IS RESPONSIBLE FOR PLANTING (2) CANOPY TREES PER LOT AT TIME OF COMPLETION OF HOME BUILDING PER CITY OF ROWLETT LANDSCAPE ORDINANCE.
- PER THE PD-027-16 AND LANDSCAPE ORDINANCE 77\_504, 38 CANOPY TREES ARE REQUIRED IN THE FRONT ENTRY WHICH IS 2 TREES/ 500 SF OF REQUIRED OPEN SPACE AREA AT 9,600 SF. IN THE LANDSCAPE BUFFER, BASED ON THAT 7 SHADE TREES AND 5 ORNAMENTAL TREES WERE PLACED IN THE LANDSCAPE BUFFER SPACED APART FOR OPTIMAL GROWTH OVER THE LIFE OF THE TREES. DUE TO THE LACK OF ADEQUATE SPACE FOR OPTIMAL TREE DEVELOPMENT FOR ROOT GROWTH AND CANOPY COVERAGE FOR THE LIFE OF THE TREES, 26 SHADE TREES AND 13 ORNAMENTAL TREES WERE PLACED IN OPEN SPACE AREAS AROUND THE SITE. BLOCK C LOT 11 (18 SHADE TREES AND 13 ORNAMENTAL TREES), BLOCK A LOT 34 (3 SHADE TREES), BLOCK B LOT 23 (3 SHADE TREES)
- PLEASE SEE THE TREE SURVEY/PRESERVATION PLAN BY OTHERS) IN THIS SET OF PLANS. PER THIS PLAN 24" CALIPER INCHES WERE TO BE MITIGATED. (6) 4" CALIPER BALD CYPRESS WERE PLACED IN THE CENTRAL OPEN SPACE AREA TO MEET THIS MITIGATION REQUIREMENT.
- IF A DETENTION POND IS REQUIRED IN THE LARGE OPEN SPACE THEN TREES THAT CAN SURVIVE IN STANDING WATER (Acer rubrum 'RED MAPLE', Acer rubrum 'OCTOBER GLORY', Betula nigra 'RIVER BIRCH', Quercus nigra 'PIN OAK', Magnolia grandiflora 'LITTLE GEM MAGNOLIA', Taxodium distichum 'BALD CYPRESS') WILL REPLACE WHAT IS BEING SPECIFIED IN THESE PLANS. THE TREES WILL BE EQUALLY DISTRIBUTED AT NO MORE THAN 25% OF ONE SPECIES.
- TREES BEING SAVED IN THE DETENTION POND AREA WILL HAVE PROTECTIVE FENCING ESTABLISHED BEFORE CONSTRUCTION BEGINS. THE FENCING WILL BE PLACED OUTSIDE OF THE CRITICAL ROOT ZONE OF THE TREES.
- IF A FENCE IS REQUIRED AROUND THE DETENTION POND, THE FENCE WILL BE INSTALLED PER CITY OF ROWLETT CODE AND APPROVED BY CITY OFFICIALS PRIOR TO INSTALLATION.











EXISTING TREE DATA:

TREE #	CALIPER	TYPE	REMAIN	REMOVE	CONDITION
1*	15"	Hackberry	X		Good
2	12"	Hackberry		X	Good
3*	12"	Hackberry	X		Good
4*	15"	Hackberry	X		Good
5*	12"	Hackberry	X		Good
6*	12"	Hackberry	X		Good
7*	18"	Hackberry	X		Good
8*	15"	Hackberry	X		Good
9*	9"	Cedar Elm	X		Good
10*	10"	Cedar	X		Good
11*	12"	Cedar Elm	X		Good
12*	12"	Cedar Elm	X		Good
13*	8"	Cedar Elm	X		Good
14*	10"	Cedar Elm	X		Good
15*	12"	Cedar Elm	X		Good
16*	10"	Cedar Elm	X		Good
17*	12"	Cedar Elm	X		Good
18*	12"	Cedar Elm	X		Good
19*	10"	Cedar Elm	X		Good
20*	12"	Cedar Elm	X		Good
21*	8"	Oak	X		Good
22*	8"	Oak	X		Good
23*	8"	Oak	X		Good
24*	8"	Oak	X		Good
25*	8"	Cedar Elm	X		Good
26*	11"	Hackberry	X		Good
27*	12"	Hackberry	X		Good
28*	9"	Chinaberry	X		Good
29*	10"	Chinaberry	X		Good
30*	10"	Cedar	X		Good
31*	8"	Cedar	X		Good
32*	8"	Cedar	X		Good

\*CREDIT FOR SAVED TREE

TOTAL CALIPER INCHES EXISTING	781
TOTAL CALIPER INCHES TO REMAIN	378.5
TOTAL CALIPER INCHES TO BE REMOVED	402.5
TOTAL CALIPER INCHES OF CREDIT FOR SAVED TREES	378.5
TOTAL CALIPER INCHES FOR MITIGATION	24

PLANT SCHEDULE

	QTY	BOTANICAL NAME / COMMON NAME	CONT	GAL	SIZE	NOTES
	4	Cercis canadensis / Eastern Redbud	30 GAL	3"	8' MIN.	SYMMETRICAL MATCHING FULL
		Existing Tree To Remain				
	4	Ilex vomitoria / Yaupon Holly	30 GAL	3"	8' MIN.	3 CANES MIN. MATCHING FULL
	5	Lagerstroemia indica / Crape Myrtle	30 GAL	3"	8' MIN.	3 CANES MIN. MATCHING FULL
	10	Pistacia chinensis / Chinese Pistache	65 GAL	3"	12' MIN.	SYMMETRICAL MATCHING FULL
	9	Quercus shumardii / Shumard Red Oak	65 GAL	3"	12' MIN.	SYMMETRICAL MATCHING FULL
	10	Quercus virginiana / Southern Live Oak	65 GAL	3"	12' MIN.	SYMMETRICAL MATCHING FULL
	6	Taxodium distichum / Bald Cypress	100 GAL	4"	12'-15'	SYMMETRICAL MATCHING FULL
10	Ulmus crassifolia / Cedar Elm	65 GAL	3"	12' MIN.	SYMMETRICAL MATCHING FULL	
5	Vitex agnus-castus / Chaste Tree	30 GAL	3"	8' MIN.	3 CANES MIN. MATCHING FULL	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPACING	NOTES
	2	Hesperaloe parviflora / Red Yucca	3 GAL	24" HT.	30" O.C.	TRIANGULAR SPACING, FULL, MATCHING
	6	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	7 GAL	48" HT	48" O.C.	TRIANGULAR SPACING, FULL, MATCHING
	39	Loropetalum chinense 'Purple Diamond' / Fringe Flower	3 GAL	24" HT.	30" O.C.	TRIANGULAR SPACING, FULL, MATCHING
	30	Muhlenbergia lindheimeri / Lindheimer's Muhly	3 GAL	24" HT.	30" O.C.	TRIANGULAR SPACING, FULL, MATCHING
	12	Nandina domestica 'Fire Power' / Firepower Nandina	3 GAL	24" HT.	30" O.C.	TRIANGULAR SPACING, FULL, MATCHING
	6	Nassella tenuissima / Texas Needle Grass	1 GAL	16" HT.	30" O.C.	TRIANGULAR SPACING, FULL, MATCHING
	14	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 GAL	16" HT.	30" O.C.	TRIANGULAR SPACING, FULL, MATCHING
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING	NOTES	
		Cynodon dactylon 'Tif 419' / Bermuda Grass	sod			
	245	Seasonal Annuals	4" pot	8" o.c.	TRIANGULAR SPACING	

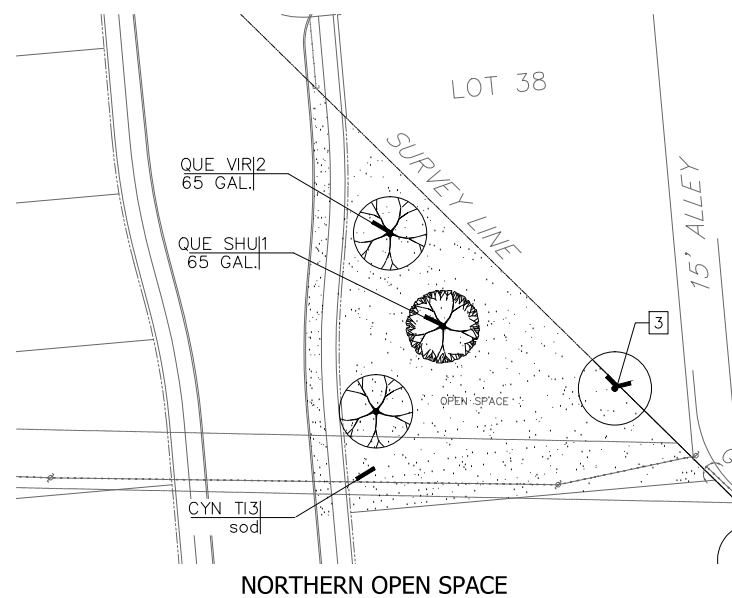
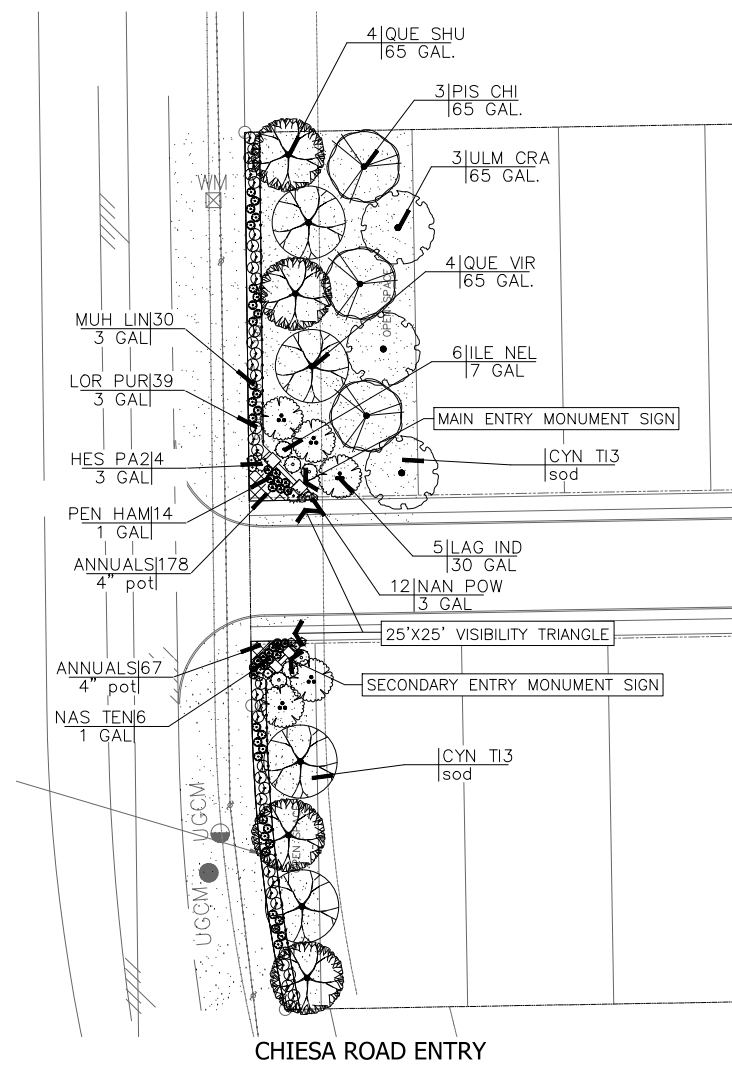


Know what's below.  
Call before you dig.

(@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

No.	Date	Revision Description



**Know what's below.  
Call before you dig.**  
(@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

[illegible]

SHEET NO.

## L-1.1

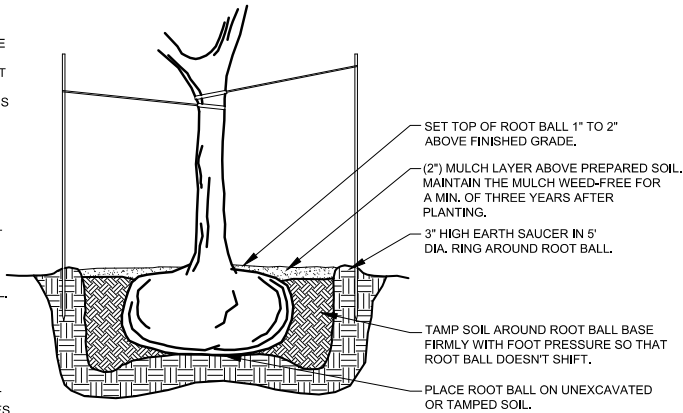


GENERAL NOTES:

1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner and Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded or seeded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of stones, dead roots, detritus and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
  - 3" of organic compost
  - 20 pounds of organic fertilizer / 1,000 sf of bed area
  - Till bed to a depth of 6" to 8"
  - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 3" of Native Hardwood Mulch.
13. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk or fire hydrant, and outside all utility easements.
17. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.
21. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on non-permeable surfaces is prohibited.
22. Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.
23. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.
24. Contractor to limb up all preserved tree canopies to 8'-10', also under-story trees not slated to remain by the tree preservation plan can be removed at the owners discretion.

NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.

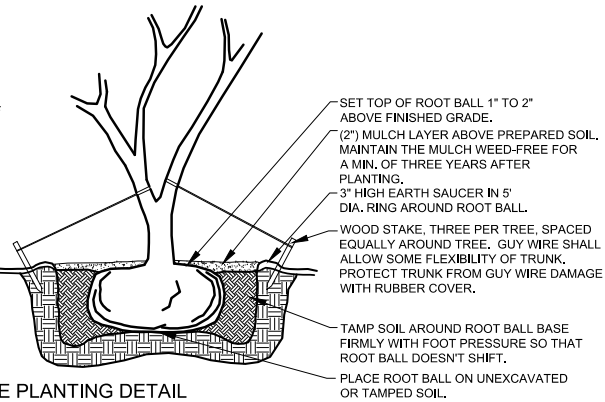


A TREE PLANTING DETAIL

NOT TO SCALE

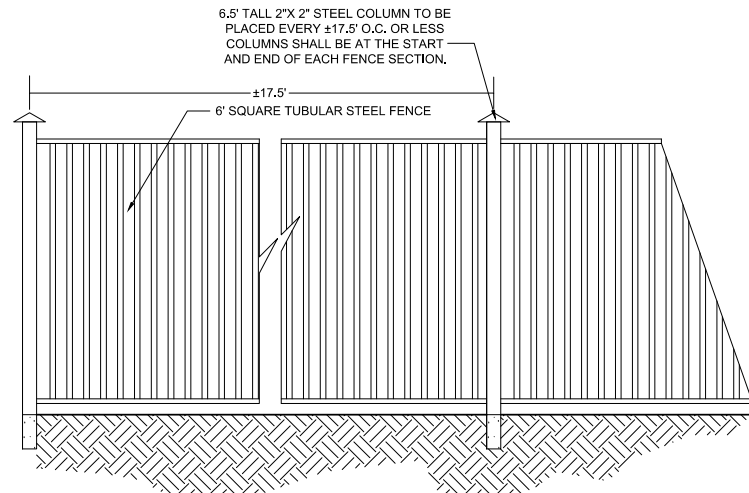
NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



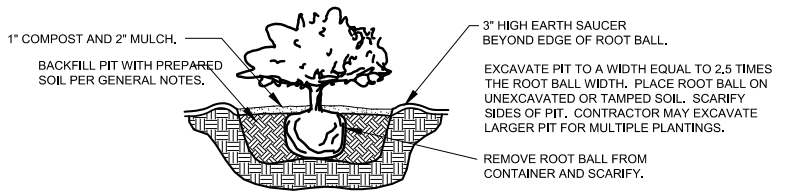
B MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE



C 6' TUBULAR STEEL FENCE

NOT TO SCALE

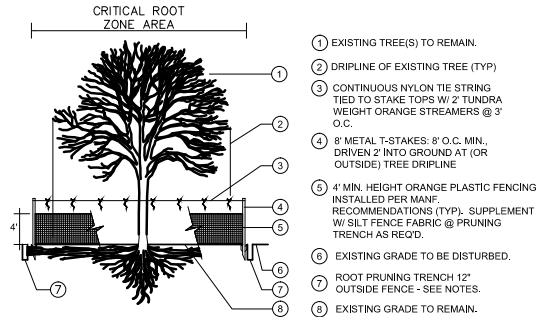


D SHRUB PLANTING DETAIL

NOT TO SCALE

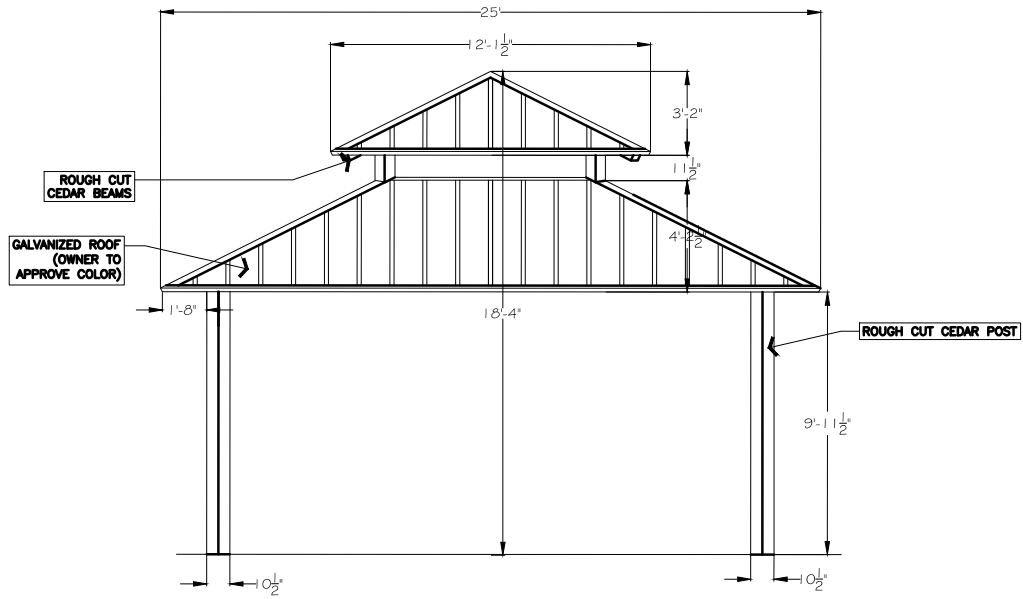
NOTES:

1. PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OF EXISTING TREES.
2. ROOT PRUNING METHOD: 2 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A 18"-24" DEEP x 8" WIDE TRENCH ALONG THE OUTSIDE PERIMETER OF EXISTING TREE(S) ADJACENT TO CONSTRUCTION AREAS. MAXIMIZE PRUNING TRENCH DISTANCE FROM TRUNK TO THE FULLEST EXTENT POSSIBLE, W/ THE ROOT PRUNING LINE PLACED @ THE EDGE OF CONSTRUCTION LIMITS.



E TREE PROTECTION DETAIL

NOT TO SCALE



F OPEN SPACE PAVILION

NOT TO SCALE



Know what's below.  
Call before you dig.

(@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

No.	Date	Revision Description

FOR REVIEW ONLY  
THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION. REVISIONS OR ADDENDUMS HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF:  
Architect: DEW J. DUBOCCO  
L.A. No. 3141 Date: 09/19/2016  
PROJECT NO.: 090-16-11

**EXHIBIT D  
Willow Wood Estates  
PLANNED DEVELOPMENT STANDARDS**

General Standards

1. Development shall take place in general accordance with the attached Zoning Exhibit (Exhibit E).
2. The maximum number of homes in Willow Wood Estates neighborhood shall be 89.
3. A minimum of 8% of the land within Willow Wood Estates neighborhood shall be used as open space. The open space, as generally shown on Exhibit E, shall be recognized as meeting all of the City of Rowlett's acreage requirements for public and/or private open space for Willow Wood Estates neighborhood.
4. All open space and common area shall be owned and maintained by the Homeowners Association.

Dimensional Standards

Development shall take place in accordance with the SF-5 Single Family Residential District as outlined in the City of Rowlett Development Code as it exists or may be amended, except as indicated below.

1. The minimum lot area is 6,000 square feet (see Note A).
2. The minimum lot width shall be 50' at the building line. On cul-de-sacs and/or elbows, the minimum lot width at the street ROW shall be 35'.
3. The minimum lot depth is 120' (See Note A). On cul-de-sacs and/or elbows, the minimum lot depth shall be 105'.
4. The minimum front yard setback shall be 20'.
5. The minimum side yard setback shall be 5', the minimum side yard setback on a corner lot adjacent to a street shall be 10'.
6. The minimum rear yard setback shall be 20'.
7. The maximum lot coverage shall be 75%.
8. The minimum dwelling area shall be 1,600 square feet.
9. The maximum height shall be 2.5 stories or 36' for the main building.

Setback Type	Minimum Distance in Feet
Front Setback	20'
Rear Setback	20'
Sideyard Setback	5'
Sideyard Setback Adjacent to Street	10'
Sideyard Setback for Key Lot	10'
Garage Setback	20'

Note A:

Two (2) lots, lots 78 and 79 as shown on concept plan, shall have a minimum lot area of 5,750 square feet with a minimum lot depth of 115'.

### Neighborhood Standards

1. Neighborhood buffer yards, entryway treatments, and landscaping shall be designed, developed, and maintained in accordance with the standards established in the Rowlett Development Code with the following exceptions:
  - The primary entrance will be from Chiesa Road.
  - The minimum landscape entryway requirement for the primary entrance shall be 9,600 square feet.
  - The primary entry will have 2 canopy trees per 500 square feet. A minimum of seven canopy shade trees will be placed in the primary entryway along with the required landscape buffer trees. The remaining 32 trees required to satisfy the primary entryway tree requirement may be planted within the open spaces located in the Development.
  - If a detention pond is required in the open spaces then trees that can survive in wet areas and/or standing water will be planted. This may include following tree species: *Acer rubrum* ‘red maple’; *Acer rubrum* ‘October glory’; *Betula nigra* ‘river birch’; *Quercus nigra* ‘pin oak’; *Magnolia grandiflora* ‘little gem’; *Taxodium distichum* ‘bald cypress’; *Taxodium ascendens* ‘pond cypress’. The requirement to have no more than 25% of one species will be increased to 50% for these trees.
  - The landscape buffer will have 1 canopy tree per 35 linear feet.
  - The landscape buffer will have 10 shrubs per 30 linear feet.
  - A masonry and/or stone entry statement at least 6’ tall shall be placed at the western entrance. A masonry wall along Chiesa Road will not be required. A six foot ornamental (tubular steel fence) shall screen the subdivision from Chiesa Road. Approved plants, trees, grass and other approved vegetation shall be placed in front of or behind the fence line to effectively screen the development and enhance the landscape buffer.
  - Any secondary entryway connecting to other subdivisions shall not require any landscaping.
  - Xeriscaped lots will be allowed along the sideyards of lots.
2. Unless otherwise shown on Exhibit E, streets within Willow Wood Estates neighborhood shall be designated as “Minor Residential Streets” and have a right-of-way width of 50’ and a pavement width of 31’ back to back. Danridge Road shall taper to a 60’ ROW undivided minor collector street with 37’ of paving (back to back).
3. ROW dedication (if any) shall be 32.5 feet from the centerline of Chiesa Road.

### Architectural Standards

1. All homes within the Willow Wood Estates neighborhood shall comply with the Residential Building Standards established in the Rowlett Development Code with the following exception: If a gable roof extends over an unenclosed porch, the gable face may be constructed of hardy-plank or similar cementitious material.
2. A hip roof which faces the street and which comprises greater than 35% of the total width of Willow Wood Estates

a house's façade shall be broken up with dormers or other architecturally compatible appurtenances.

3. Minimum of 8:12 front elevation roof pitch, except 4:12 roof pitches on porches. Dimensional shingles shall be used.
4. A minimum 4' wide, dedicated walk separate from a driveway, shall provide a connection between the house and the city sidewalk.

Department of Development  
Services

## NOTICE OF PUBLIC HEARING

09-16-16A10:16 RCVD

**TO:** Property Owner

**RE:** Application for a Planned Development Amendment

**LOCATION:** The subject property is located at 7900 Chiesa Road further described as being 26.06 +/- acres consisting of all of Tract I in the James Saunders Survey, Abstract No. 1424, and a portion of Lot 1, Block 1, Crossroads Church Addition, City of Rowlett, Dallas County, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

**EXPLANATION OF REQUEST:** The applicant is requesting amendments to the Planned Development Ordinance #027-16 to modify the landscape entryway requirements for the new single family subdivision.

- ☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- ☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

## COMMENTS:

THIS WILL FURTHER DECREASE

PROPERTY VALUES

PROPERTY OWNER NAME  
(print):

SIGNATURE:

ADDRESS:

Monetta E. Ingram  
1117 Fairview Dr. Rowlett TX 75089

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 27<sup>th</sup> day of September, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 18<sup>th</sup> day of October, 2016, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, September 21, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, October 11, 2016, to be included in the City Council packet. All responses received by October 11<sup>th</sup> will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the city council shall only occur with a concurring vote of at least three-fourths of the full membership of the city council.

If you have any questions concerning this request,  
please contact the Department of Development  
Services

Phone 972-412-6114

FAX 972-412-6228

[proberts@rowlett.com](mailto:proberts@rowlett.com)

## RETURN BY FAX OR MAIL

City of Rowlett

Development Services

PO Box 99

Rowlett, TX 75030-0099





09-42-16-909329ARNV

# Department of Development Services

## NOTICE OF PUBLIC HEARING

**TO:** Property Owner

**RE:** Application for a Planned Development Amendment

**LOCATION:** The subject property is located at 7900 Chiesa Road further described as being 26.06 +/- acres consisting of all of Tract I in the James Saunders Survey, Abstract No. 1424, and a portion of Lot 1, Block 1, Crossroads Church Addition, City of Rowlett, Dallas County, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

**EXPLANATION OF REQUEST:** The applicant is requesting amendments to the Planned Development Ordinance #027-16 to modify the landscape entryway requirements for the new single family subdivision.

- ☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- ☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:** decrease value, increased crime

### PROPERTY OWNER NAME

(print):

**SIGNATURE:**

**ADDRESS:**

Jaqueline Tran  
Juckin

7109 Travelers Crossing, Rowlett, TX 75089

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 27<sup>th</sup> day of September, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 18<sup>th</sup> day of October, 2016, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, September 21, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, October 11, 2016, to be included in the City Council packet. All responses received by October 11<sup>th</sup> will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the city council shall only occur with a concurring vote of at least three-fourths of the full membership of the city council.

If you have any questions concerning this request,  
please contact the Department of Development  
Services  
Phone 972-412-6114  
FAX 972-412-6228  
[proberts@rowlett.com](mailto:proberts@rowlett.com)

**RETURN BY FAX OR MAIL**  
City of Rowlett  
Development Services  
PO Box 99  
Rowlett, TX 75030-0099



# Department of Development Services

## COURTESY NOTICE OF PUBLIC HEARING

**TO:** Property Owner

**RE:** Application for a Planned Development Amendment

**LOCATION:** The subject property is located at 7900 Chiesa Road further described as being 26.06 +/- acres consisting of all of Tract I in the James Saunders Survey, Abstract No. 1424, and a portion of Lot 1, Block 1, Crossroads Church Addition, City of Rowlett, Dallas County, Texas. A map is attached for reference.

**EXPLANATION OF REQUEST:** The applicant is requesting amendments to the Planned Development Ordinance #027-16 to modify the landscape entryway requirements for the new single family subdivision.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:** What difference does it make. You are going to do it anyway!

**PROPERTY OWNER NAME**  
(print):

Lynne London

**SIGNATURE:**

Lynne London

**ADDRESS:**

7214 Dartmouth Drive Rowlett TX 75089

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 27<sup>th</sup> day of September, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 18<sup>th</sup> day of October, 2016, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

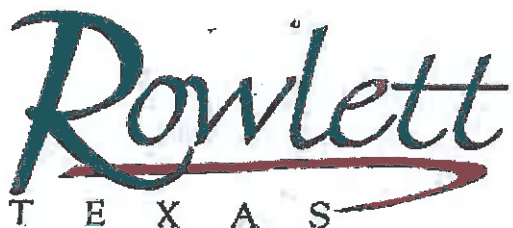
Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, September 21, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, October 11, 2016, to be included in the City Council packet. All responses received by October 11<sup>th</sup> will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

If you have any questions concerning this request,  
please contact the Department of Development  
Services

Phone 972-412-6114  
FAX 972-412-6228  
proberts@rowlett.com

### RETURN BY FAX OR MAIL

City of Rowlett  
Development Services  
PO Box 99  
Rowlett, TX 75030-0099

Department of Development  
Services

## NOTICE OF PUBLIC HEARING

**TO:** Property Owner

**RE:** Application for a Planned Development Amendment

**LOCATION:** The subject property is located at 7900 Chiesa Road further described as being 26.06 +/- acres consisting of all of Tract I in the James Saunders Survey, Abstract No. 1424, and a portion of Lot 1, Block 1, Crossroads Church Addition, City of Rowlett, Dallas County, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

**EXPLANATION OF REQUEST:** The applicant is requesting amendments to the Planned Development Ordinance #027-16 to modify the landscape entryway requirements for the new single family subdivision.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:** *The planned development would create additional traffic & crowding in an already over-crowded & over populated Area.*

**PROPERTY OWNER NAME**

(print):

**SIGNATURE:**

**ADDRESS:**

*Morris A. Watts*  
*Andy Watts*

*7001 Fairfield Dr. Rowlett TX 75089*

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the **27<sup>th</sup> day of September, 2016**, and that the City Council will hold a public hearing at 7:30 p.m. on the **18<sup>th</sup> day of October, 2016**, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, September 21, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, October 11, 2016, to be included in the City Council packet. All responses received by October 11<sup>th</sup> will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the city council shall only occur with a concurring vote of at least three-fourths of the full membership of the city council.

If you have any questions concerning this request,  
please contact the Department of Development  
Services

Phone 972-412-6114

FAX 972-412-6228

[proberts@rowlett.com](mailto:proberts@rowlett.com)

**RETURN BY FAX OR MAIL**

City of Rowlett

Development Services

PO Box 99

Rowlett, TX 75030-0099

Department of Development  
Services

## COURTESY NOTICE OF PUBLIC HEARING

**TO:** Property Owner

**RE:** Application for a Planned Development Amendment

**LOCATION:** The subject property is located at 7900 Chiesa Road further described as being 26.06 +/- acres consisting of all of Tract I in the James Saunders Survey, Abstract No. 1424, and a portion of Lot 1, Block 1, Crossroads Church Addition, City of Rowlett, Dallas County, Texas. A map is attached for reference.

**EXPLANATION OF REQUEST:** The applicant is requesting amendments to the Planned Development Ordinance #027-16 to modify the landscape entryway requirements for the new single family subdivision.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:**

*too much traffic congestion*

*2nd time exposed road*

*\* Lower property values \**

**PROPERTY OWNER NAME**

**(print):**

*Kimberly WATwood*

**SIGNATURE:**

*Kimberly WATwood*

**ADDRESS:**

*7302 Compass Pt*

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 27<sup>th</sup> day of September, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 18<sup>th</sup> day of October, 2016, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, September 21, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, October 11, 2016, to be included in the City Council packet. All responses received by October 11<sup>th</sup> will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

If you have any questions concerning this request,  
please contact the Department of Development  
Services

Phone 972-412-6114

FAX 972-412-6228

proberts@rowlett.com

**RETURN BY FAX OR MAIL**

City of Rowlett

Development Services

PO Box 99

Rowlett, TX 75030-0099

Department of Development  
Services

## COURTESY NOTICE OF PUBLIC HEARING

02-15-16 10:15 RCVD

**TO:** Property Owner

**RE:** Application for a Planned Development Amendment

**LOCATION:** The subject property is located at 7900 Chiesa Road further described as being 26.06 +/- acres consisting of all of Tract I in the James Saunders Survey, Abstract No. 1424, and a portion of Lot 1, Block 1, Crossroads Church Addition, City of Rowlett, Dallas County, Texas. A map is attached for reference.

**EXPLANATION OF REQUEST:** The applicant is requesting amendments to the Planned Development Ordinance #027-16 to modify the landscape entryway requirements for the new single family subdivision.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

## COMMENTS:

## PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

Larry D. Beatty  
Larry D Beatty  
7209 Red Sky Dr.

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 27<sup>th</sup> day of September, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 18<sup>th</sup> day of October, 2016, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, September 21, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, October 11, 2016, to be included in the City Council packet. All responses received by October 11<sup>th</sup> will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

If you have any questions concerning this request,  
please contact the Department of Development  
Services

Phone 972-412-6114  
FAX 972-412-6228  
proberts@rowlett.com

## RETURN BY FAX OR MAIL

City of Rowlett  
Development Services  
PO Box 99  
Rowlett, TX 75030-0099





## City of Rowlett

### Staff Report

Planning & Zoning Commission

4000 Main Street  
P.O. Box 99  
Rowlett, TX 75080-0099  
www.rowlett.com

**AGENDA DATE:** 09/27/2016

**AGENDA ITEM:** C4

#### **AGENDA LOCATION:**

**Individual Consideration**

#### **TITLE**

Conduct a public hearing and take action on a Preliminary Replat for Willow Wood Estates, located at 7900 Chiesa Road further described as being all of Tract 1 in the James Saunders Survey, Abstract No. 1424, and being a portion of Lot 1, Block 1, Crossroads Church, City of Rowlett, Dallas County, Texas.

#### **STAFF REPRESENTATIVE**

Patricia Gottilly-Roberts, Senior Planner

#### **SUMMARY**

The preliminary plat is one of the first steps in the development process and provides an overview of the utility and lot layout for the site in its entirety. This preliminary replat involves two developments – Crossroad Church and Willow Wood Estates. The preliminary plat will reduce the size of the lot for the existing church and create 89 single family lots for Willow Wood Estates (Attachment 1 – Preliminary Plat).

#### **BACKGROUND INFORMATION**

The subject property is located along the east side of Chiesa Road and the north side of Travelers Crossing (Attachment 2 – Location Map). The subject property was rezoned from Single Family 8 (SF-8) and Single Family 10 (SF-10) to Planned Development 027-16 on July 5, 2016, to allow an 89 lot single family subdivision with minimum lot sizes of 6,000 square feet. Following zoning, the preliminary plat is the first step in the development process. Subsequently, the applicant will be required to obtain approval of the development plans (Landscape Plan and Tree Survey and Preservation Plan), Civil Engineering Plans, a Final Plat, and Building Plans prior to receiving a building permit.

The applicant is also requesting an amendment to PD Ordinance 027-16 to modify the landscaping entryway requirements. The PD amendment, which requires recommendation from the Planning and Zoning Commission and approval from City Council is being considered concurrently with the Tree Survey and Preservation Plan, but will be acted on under separate agenda items. It should be noted that the preliminary replat can be approved without approval of the PD amendment. Should the PD amendment not be approved then the applicant will need to follow the requirements of PD 027-16.

## **DISCUSSION**

Section 77-806.C.2(d)(1) of the Rowlett Development Code (RDC) states,

“Approval of a preliminary plat shall be deemed an expression of approval of the layouts submitted on the preliminary plat as a guide for the future installation of streets, water, sewer, and other required improvements and utilities and as a guide to the preparation of the final plat. Except as provided for in this section, approval of the preliminary plat shall constitute conditional approval of the final plat when all conditions of approval noted as provided in this section have been met.”

It is important to note that Section 77-806.C.2(d)(2) of the RDC additionally states,

“No construction work shall begin on the proposed improvements in the proposed subdivision prior to approval of the final plat by the planning and zoning commission and the construction plans by the director of public works and/or director of utilities. The subdivider, at its sole and exclusive risk, may undertake certain ground excavations for grading and drainage purposes, install underground utilities, and install drainage, if the proper permits and approvals for such works are issued by the director of public works.”

Section 77-806.C.6 of the RDC further states,

“The Planning and Zoning Commission may approve a preliminary or final plat only if it finds that the plat:

- (a) Conforms to Chapter 77-600, Subdivision and land development, and any regulations adopted pursuant to that chapter;
- (b) Promotes the public health, safety and welfare;
- (c) Provides for the proper arrangement of streets in relation to existing or proposed streets;
- (d) Provides for the efficient movement of vehicular and pedestrian traffic;
- (e) Ensures adequate and properly placed utilities;
- (f) Provides access for firefighting apparatus as determined by the fire marshal;
- (g) Provides light and air and avoids congestion;
- (h) Facilitates the orderly and efficient layout and use of the land; and
- (i) Furthers the goals and policies of the comprehensive plan and the city council.”

City Staff from the Planning and Engineering Divisions as well as the Fire Marshal's Office have reviewed the preliminary replat for compliance with the Rowlett Development Code and Planned Development 027-16. Based on the fact that this request meets the requirements set forth in the Rowlett Development Code, Staff recommends approval of this request.

## **Public Notice**

As required by the RDC and the Texas Local Government Code, notices of this public hearing were mailed to property owners within 200 feet of the subject properties and a legal notice was published in the Dallas Morning News. A total of 30 notices were mailed. As of September 23, 2016, no response have been returned in favor of the request while one was received in opposition (Attachment 3).

**FISCAL IMPACT/BUDGET IMPLICATIONS**

N/A

**RECOMMENDED ACTION**

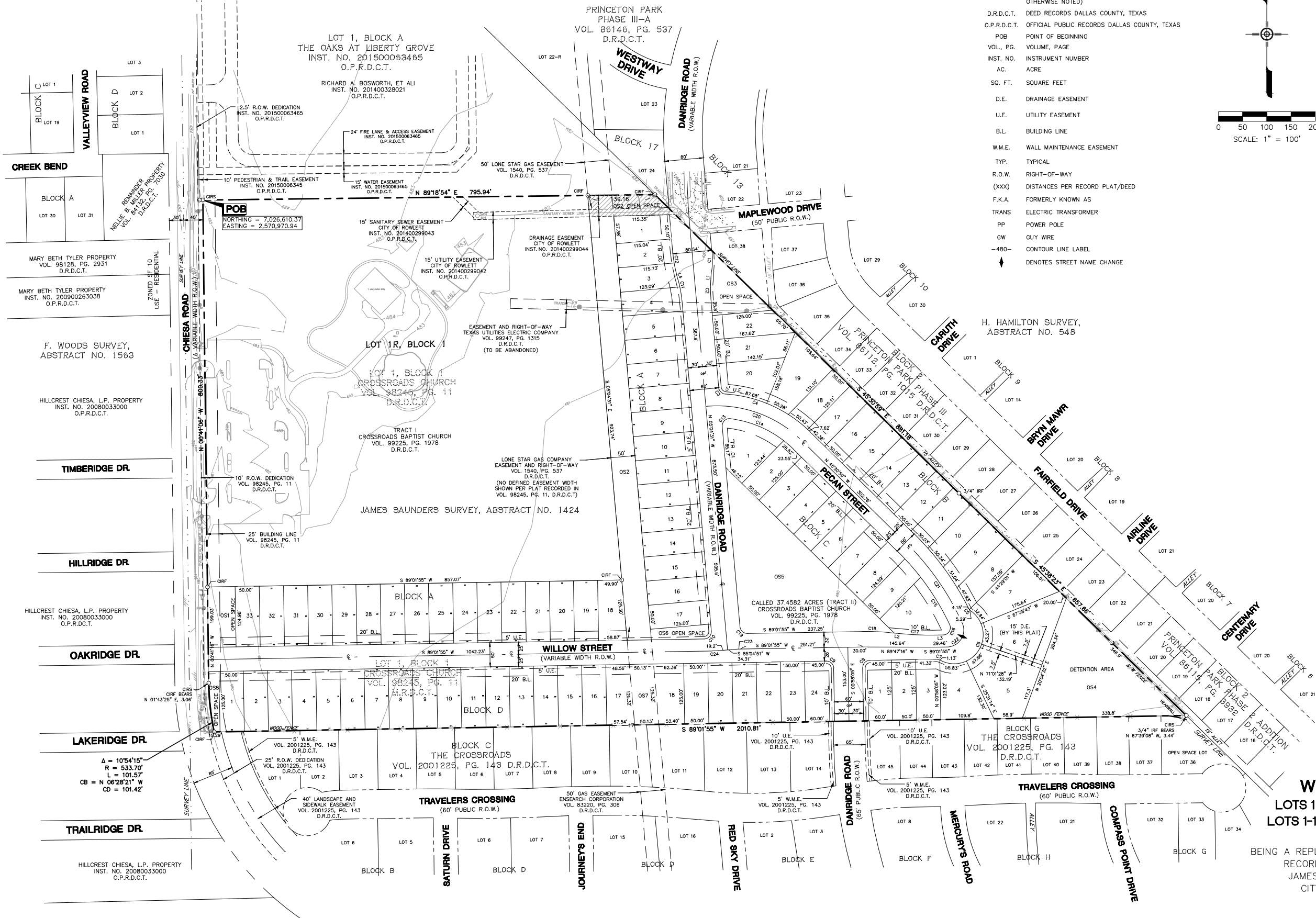
Staff recommends approval.

**ATTACHMENTS**

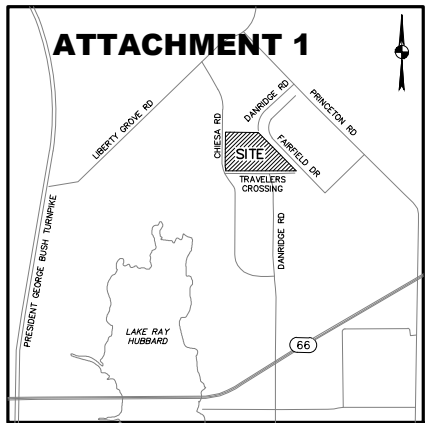
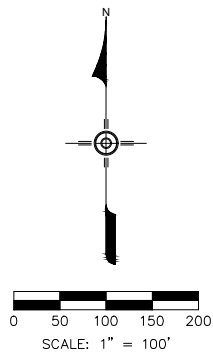
Attachment 1 – Preliminary Replat

Attachment 2 – Location Map

Attachment 3 – Public Responses



LEGEND	
IRF	IRON ROD FOUND
CIRF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DAVIS LAND SURVEYING" FOUND (UNLESS OTHERWISE NOTED)
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
POB	POINT OF BEGINNING
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
AC.	ACRE
SQ. FT.	SQUARE FEET
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
W.M.E.	WALL MAINTENANCE EASEMENT
TYP.	TYPICAL
R.O.W.	RIGHT-OF-WAY
(XXX)	DISTANCES PER RECORD PLAT/DEED
F.K.A.	FORMERLY KNOWN AS
TRANS	ELECTRIC TRANSFORMER
PP	POWER POLE
GW	GUY WIRE
-480-	CONTOUR LINE LABEL
+	DENOTES STREET NAME CHANGE



VICINITY MAP  
NOT TO SCALE  
MAPSCO 200

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	43.36'	148.33'	16°44'57"	43.21'	N00°39'10"E
C2	41.68'	250.00'	9°33'10"	41.63'	N00°06'46"E
C3	21.28'	15.00'	81°16'48"	19.54'	N45°42'56"W
C4	196.01'	275.00'	40°50'20"	191.89'	N65°56'10"W
C5	9.44'	20.00'	27°01'54"	9.35'	S40°12'12"E
C6	179.81'	60.00'	171°42'21"	119.69'	S32°08'02"W
C7	10.11'	20.00'	28°57'18"	10.00'	N76°29'26"W
C8	23.56'	15.00'	90°00'00"	21.21'	S44°01'55"W
C9	23.56'	15.00'	90°00'00"	21.21'	S45°58'05"E
C10	24.64'	15.00'	94°06'26"	21.96'	N41°58'42"E
C11	41.68'	250.00'	9°33'10"	41.63'	N101°5'49"W
C12	43.84'	250.00'	10°02'54"	43.79'	N10°00'57"W
C13	26.73'	15.00'	102°05'06"	23.33'	N45°58'01"E
C14	147.16'	225.00'	37°28'27"	144.55'	S64°15'13"E
C15	185.93'	525.00'	20°17'27"	184.96'	S35°22'16"E
C16	29.91'	15.00'	114°15'27"	25.20'	S31°54'11"W
C18	54.99'	500.00'	6°18'04"	54.96'	N87°49'03"W
C19	22.49'	15.00'	85°53'34"	20.44'	N48°01'18"W
C20	217.28'	250.00'	49°47'46"	210.50'	N70°24'52"W
C21	203.01'	550.00'	21°08'56"	201.86'	N34°56'31"W
C22	69.27'	35.00'	113°23'58"	58.51'	N32°19'56"E
C23	12.61'	250.00'	2°53'22"	12.61'	S87°35'13"W
C24	12.61'	250.00'	2°53'22"	12.61'	S87°35'13"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N4°53'21"E	14.24'
L2	N84°40'01"W	36.07'
L3	S89°01'55"W	21.79'
L4	N15°02'24"W	14.24'

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO  
CREATE MULTIPLE LOTS FOR DEVELOPMENT

ALL OPEN SPACES SHALL  
BE MAINTAINED BY HOA

Preliminary  
This document shall not be  
recorded for any purpose.  
For Review Purposes Only  
Michael J. Murphy, R.P.L.S.  
Registration No. 5724  
September 16, 2016

## PRELIMINARY PLAT WILLOW WOOD ESTATES

LOTS 1 - 33, BLOCK A, LOTS 1 - 22, BLOCK B  
LOTS 1-10, BLOCK C, LOTS 1-24, BLOCK D AND  
LOT 1R, BLOCK 1

BEING A REPLAT OF LOT 1, BLOCK 1 OF CROSSROADS CHURCH  
RECORDED IN VOLUME 98245, PAGE 11, D.R.D.C.T.  
JAMES SAUNDERS SURVEY, ABSTRACT NO. 1424  
CITY OF ROWLETT, DALLAS COUNTY, TEXAS

MAX 89 LOTS - 37.206 ACRES  
SEPTEMBER 16, 2016

APPLICANT:  
WILLOW WOOD ESTATES, LTD.  
8214 WESTCHESTER DRIVE SUITE 710  
DALLAS, TEXAS 75225  
PH: (214) 522-4945  
CONTACT: JOHN ARNOLD  
EMAIL: JARNOLD@SKORBURGCOMPANY.COM

OWNER:  
CROSSROADS BAPTIST CHURCH  
PO BOX 1018  
ROWLETT, TEXAS 75030  
PH: (513) 739-1605  
CONTACT: JASON COLLINS

SURVEYOR:  
STANTEC CONSULTING SERVICES INC.  
12222 MERIT DRIVE, SUITE 400  
DALLAS, TEXAS 75251  
PH: (972) 991-0011  
CONTACT: MICHAEL J. MURPHY R.P.L.S.  
TBPLS NO. F-10194229

OWNERS CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CROSSROAD BAPTIST CHURCH IS THE OWNER OF A 37.206 ACRE TRACT OF LAND SITUATED IN THE JAMES SAUNDERS SURVEY, ABSTRACT NO. 1424, CITY OF ROWLETT, DALLAS COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK 1, CROSSROADS CHURCH, AN ADDITION TO THE CITY OF ROWLETT ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 98245, PAGE 11, DEED RECORDS, DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND BEING ALL OF A CALLED 37.4582 ACRE TRACT OF LAND, (TRACT I AND TRACT II) DESCRIBED IN THE WARRANTY DEED TO CROSSROADS BAPTIST CHURCH RECORDED IN VOLUME 99225, PAGE 1975, D.R.D.C.T., SAID 37.206 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, SAME BEING THE NORTHWEST CORNER OF SAID TRACT I AND BEING IN THE SOUTH LINE OF LOT 1, BLOCK A OF THE OAKS AT LIBERTY GROVE, AN ADDITION TO THE CITY OF ROWLETT ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 201500063465, OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), SAME BEING IN THE EAST RIGHT-OF-WAY LINE OF CHIESA ROAD, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE NORTH 89°18'54" EAST ALONG THE COMMON LINE OF SAID CALLED 37.4582 ACRE TRACT OF LAND AND THE SOUTH LINE OF SAID LOT 1, BLOCK A, AT A DISTANCE OF 656.78 FEET PASSING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, CONTINUING A TOTAL DISTANCE OF 795.94 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "DAVIS LAND SURVEYING" FOUND FOR CORNER, SAME BEING THE NORTHEAST CORNER OF SAID TRACT II, AND BEING IN THE SOUTHWESTERLY LINE OF PRINCETON PARK, PHASE III-A, AN ADDITION TO THE CITY OF ROWLETT ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 86146, PAGE 537, D.R.D.C.T.;

THENCE SOUTH 45°30'59" EAST ALONG THE NORTHEASTERLY LINE OF SAID TRACT II, A DISTANCE OF 881.18 FEET TO A 3/4-INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 45°38'23" EAST, A DISTANCE OF 657.66 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE SOUTHEAST CORNER OF SAID TRACT II, SAME BEING THE NORTHEAST CORNER OF THE CROSSROAD, AN ADDITION TO THE CITY OF ROWLETT ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2001225, PAGE 143, D.R.D.C.T., FROM WHICH A 3/4-INCH IRON ROD FOUND BEARS NORTH 87°39'08" WEST, A DISTANCE OF 3.44 FEET;

THENCE SOUTH 89°01'55" WEST ALONG THE SOUTH LINE OF SAID TRACT II, A DISTANCE OF 2010.81 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DAVIS LAND SURVEYING" FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS WHICH BEARS NORTH 78°04'31" EAST, A DISTANCE OF 533.70 FEET, SAME BEING THE SOUTHWEST CORNER OF SAID TRACT II AND BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID CHIESA ROAD;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CHIESA ROAD, THE FOLLOWING CALLS:

NORTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 105°4'15" FOR AN ARC LENGTH OF 101.57 FEET, A CHORD BEARING OF NORTH 06°28'21" WEST, A CHORD DISTANCE OF 101.42 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER, FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "DAVIS LAND SURVEYING" FOUND BEARS NORTH 01°43'25" EAST, A DISTANCE OF 3.06 FEET;

NORTH 00°41'06" WEST, A DISTANCE OF 800.33 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 1,620,680 SQUARE FEET OR 37.206 ACRES MORE OR LESS:

NOTES

- BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.999863513.
- REFERENCE BENCHMARK:  
CITY OF ROWLETT GEODETIC CONTROL MONUMENT NUMBER D4, ELEVATION: 482.06'  
CITY OF ROWLETT GEODETIC CONTROL MONUMENT NUMBER D2, ELEVATION: 482.06'
- THE PURPOSE OF THIS PLAT IS TO CREATE MULTIPLE LOTS FOR DEVELOPMENT.
- THE SUBJECT TRACTS OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 4813020245K, DATED JULY 7, 2014, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYOR'S CERTIFICATION

THAT I, MICHAEL J. MURPHY, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF ROWLETT PLANNING AND ZONING COMMISSION.

REGISTERED PROFESSIONAL SURVEYOR

Preliminary  
This document shall not be recorded for any purpose.  
For Review Purposes Only  
Michael J. Murphy, R.P.L.S.  
Registration No. 5724  
September 16, 2016

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL J. MURPHY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE , DAY OF , 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CITY APPROVAL CERTIFICATE

PRELIMINARY PLAT – FOR INSPECTION PURPOSES ONLY

CHAIRMAN, CITY OF ROWLETT PLANNING AND ZONING COMMISSION

DIRECTOR OF DEVELOPMENT SERVICES

BLOCK A	
LOT	AREA (SQ.FT.)
1	6,184
2	5,755
3	6,032
4	6,231
5	6,250
6	6,250
7	6,250
8	6,250
9	6,250
10	6,250
11	6,250
12	6,250
13	6,250
14	6,250
15	6,250
16	6,250
17	6,250
18	6,797
19	6,249
20	6,249
21	6,249
22	6,249
23	6,249
24	6,249
25	6,249
26	6,249
27	6,249
28	6,249
29	6,249
30	6,249
31	6,249
32	6,249
33	6,249

BLOCK B	
LOT	AREA (SQ.FT.)
1	7,452
2	6,250
3	6,244
4	9,729
5	14,995
6	14,996
7	11,472
8	7,480
9	6,846
10	6,448
11	6,270
12	6,250
13	6,250
14	6,250
15	6,250
16	6,250
17	6,250
18	6,366
19	11,038
20	9,155
21	7,744
22	7,315

BLOCK C	
LOT	AREA (SQ.FT.)
1	10,136
2	6,236
3	6,250
4	6,250
5	6,250
6	6,250
7	6,250
8	6,247
9	6,140
10	10,224

BLOCK D	
LOT	AREA (SQ.FT.)
1	6,250
2	6,250
3	6,250
4	6,250
5	6,250
6	6,250
7	6,250
8	6,250
9	6,250
10	6,250
11	6,250
12	6,250
13	6,250
14	6,250
15	6,250
16	6,250
17	6,631
18	6,236
19	6,250
20	6,250
21	6,250
22	6,250
23	6,250
24	7,452

OPEN SPACE	
LOT	AREA (SQ.FT.)
OS1	7,183
OS2	50,721
OS3	8,571
OS4	41,793
OS5	53,928
OS6	3,251
OS7	6,266
OS8	2,426

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE MULTIPLE LOTS FOR DEVELOPMENT

ALL OPEN SPACES SHALL BE MAINTAINED BY HOA

PRELIMINARY PLAT  
WILLOW WOOD ESTATES  
LOTS 1 - 33, BLOCK A, LOTS 1 - 22, BLOCK B  
LOTS 1-10, BLOCK C, LOTS 1-24, BLOCK D AND  
LOT 1R, BLOCK 1

BEING A REPLAT OF LOT 1, BLOCK 1 OF CROSSROADS CHURCH RECORDED IN VOLUME 98245, PAGE 11, D.R.D.C.T.  
JAMES SAUNDERS SURVEY, ABSTRACT NO. 1424  
CITY OF ROWLETT, DALLAS COUNTY, TEXAS

MAX 89 LOTS – 37.206 ACRES  
SEPTEMBER 16, 2016

APPLICANT:  
WILLOW WOOD ESTATES, LTD.  
8214 WESTCHESTER DRIVE SUITE 710  
DALLAS, TEXAS 75225  
PH: (214) 522-4945  
CONTACT: JOHN ARNOLD  
EMAIL: JARNOLD@SKORBURGCOMPANY.COM

OWNER:  
CROSSROADS BAPTIST CHURCH  
PO BOX 1018  
ROWLETT, TEXAS 75030  
PH: (513) 739-1605  
CONTACT: JASON COLLINS

SURVEYOR:  
STANTEC CONSULTING SERVICES INC.  
12222 MERIT DRIVE, SUITE 400  
DALLAS, TEXAS 75251  
PH: (972) 991-0011  
CONTACT: MICHAEL J. MURPHY R.P.L.S.  
TBPLS NO. F-10194229







09-22-16 PUL:44 RCVD



## Department of Development Services

### NOTICE OF PUBLIC HEARING

**TO:** Property Owner

**RE:** Application for a residential replat

**LOCATION:** The subject property is located at 7900 Chiesa Drive, further described as Lot 1, block 1 of Crossroad Church Addition, City of Rowlett, Dallas County, Texas. This notice and the notification area are required under Chapter 77-806 of the Rowlett Development Code and under Chapter 212.015 of the Texas Local Government Code. A location map depicting the 200 foot notification area is attached for reference.

Chapter 212.015 (c). "If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing."

**EXPLANATION OF REQUEST:** The applicant is requesting to replat the subject property, 7900 Chiesa Drive, into multiple single family lots. The proposed replat does not include a request for a variance. (RP154-2016)

- ☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- ☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:** decrease value of home + higher crime rate

**SIGNATURE:**

*Jackie*

**ADDRESS:**

7109 Travelers Crossing, Rowlett, TX 75089

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on September 27, 2016, at the Municipal Annex Building, 4004 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Planning Department by 5 pm on Thursday, September 22, 2016, for your comments to be included in the Planning and Zoning Commission packet. Responses received after that time will be forwarded to the Board at the respective public hearing.

If you have any questions concerning this request, please contact Development Services.  
Phone 972-412-6114  
FAX 972-412-6228  
proberts@rowlett.com

**RETURN BY FAX OR MAIL**  
City of Rowlett  
Department of Development Services  
3901 Main Street  
Rowlett, TX 75088



## City of Rowlett

### Staff Report

Planning & Zoning Commission

4000 Main Street  
P.O. Box 99  
Rowlett, TX 75030-0099  
www.rowlett.com

**AGENDA DATE:** 09/27/2016

**AGENDA ITEM:** C5

#### **AGENDA LOCATION:**

**Individual Consideration**

#### **TITLE**

Consider and make a recommendation to City Council regarding a tree mitigation plan and related tree removal permit application for more than three trees associated with Willow Wood Estates. The subject property is located at 7900 Chiesa Road further described as being all of Tract 1 in the James Saunders Survey, Abstract No. 1424 and being a portion of Lot 1, Block 1, Crossroads Church Addition, City of Rowlett, Dallas County, Texas.

#### **STAFF REPRESENTATIVE**

Patricia Gottilly- Roberts Senior Planner

#### **SUMMARY**

This is a request to remove more than 3 protected trees 22.06 +/- acres of land located 7900 Chiesa Drive (Attachment 1 – Location Map). The removal of more than three protected trees requires a recommendation from the Planning and Zoning Commission and final approval from the City Council.

#### **BACKGROUND INFORMATION**

The subject property is located along the east side of Chiesa Road and the north side of Travelers Crossing. The subject property was rezoned from Single Family 8 (SF-8) and Single Family 10 (SF-10) to Planned Development (PD) 027-16 on July 5, 2016, to allow an 89 lot single family subdivision with a minimum lot size 6,000 square feet. The applicant is also requesting to amend the PD in order to modify the entryway landscaping requirements. The PD amendment, which requires a recommendation from the Planning and Zoning Commission and approval from City Council is being considered concurrently with the Tree Survey and Preservation Plan but will be acted on under separate agenda items. The Preliminary Replat is also be considered by the Planning and Zoning Commission under a separate agenda item on the same date at this request. The approval of the Preliminary Replat or the PD amendment are not required as a prerequisite to approval of the Tree Mitigation and Preservation Plan.

The applicant is proposing to remove 27 protected trees totaling in 402.5 caliper inches while saving 37 protected trees totaling in 378.5 caliper inches (Attachment 2 – Tree Survey and Preservation/Mitigation Plan). This brings the total mitigation required to 24 caliper inches. The applicant is proposing to mitigate all 24 caliper inches on site by planting an additional six trees beyond the base landscaping requirements. The trees are being removed due to site grading, location of future infrastructure, or located within building envelope.

Section 77-504.H of the Rowlett Code of Ordinances states the purpose of tree preservation and lists the criteria for approval of a tree removal. The following section lists the criteria for a tree removal permit followed by Staff's recommendation.

## **DISCUSSION**

Per section 77-504. H of the Rowlett Development Code, "Tree preservation". The purpose of tree preservation is as follows:

1. Purpose. The purpose of this section is to encourage the preservation of long-established trees of sizes that, once removed, can be replaced only after many generations of tree growth; to preserve protected trees during construction; and to control the removal of protected trees. It is the intent of this section to achieve the following:
  - (a) Prohibit the indiscriminate clearing of trees from property;
  - (b) To the greatest extent possible, preserve and maintain protected trees so as to enhance the quality of development;
  - (c) Protect and increase the value of residential and commercial properties within the city by maintaining the city's current tree inventory;
  - (d) Maintain and enhance a positive image for the attraction of new business enterprises to the city;
  - (e) Protect healthy quality trees and promote the natural ecological environmental and aesthetic qualities of the city; and
  - (f) Help provide needed shaded areas in order to provide relief from the heat by reducing the ambient temperature.

The City Council shall deny a tree removal permit and associated tree survey and preservation plan if it is determined that:

1. Removal of the tree is not reasonably required in order to conduct anticipated activities;
2. A reasonable accommodation can be made to preserve the tree; or
3. The purpose and intent of this subchapter is not being met by the applicant.

The proposed tree removal is needed in order to conduct anticipated activities on the site and no reasonable accommodation could be made. To deny the removal will require the developer to substantially re-configure their proposed development. The applicant is proposing to mitigate 24 caliper inches by planting six four-inch caliper replacement trees, which will be in addition to the required trees.

## **FISCAL IMPACT**

N/A

## **RECOMMENDED ACTION**

Staff recommends approval.

## **ATTACHMENTS**

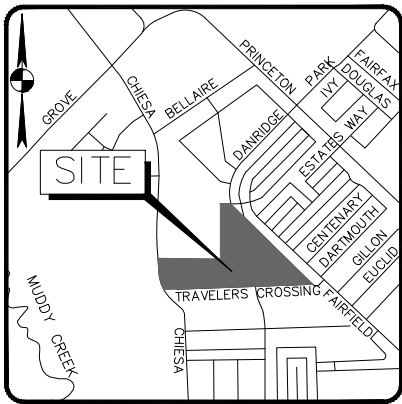
Attachment 1 – Location Map

Attachment 2 – Tree Survey and Preservation Plan










**LOCATION MAP**  
N.T.S.

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 100 ft.

TOTAL LANDSCAPE AREA PROVIDED:	130,177 SF
CHIESA ROAD TREES REQUIRED 1/35 LF: 252 LF	7 TREES
CHIESA ROAD TREES PROVIDED:	7 TREES
CHIESA ROAD SHRUBS REQUIRED: 10/30 LF	84 SHRUBS
CHIESA ROAD SHRUBS PROVIDED:	103 SHRUBS
LANDSCAPE ENTRY AREA TREES REQUIRED: 2/500 SF (9,600 SF)	38 TREES
LANDSCAPE ENTRY AREA TREES PROVIDED: 9,688 SF	7 SHADE TREES AND 5 ORNAMENTAL TREES
OPEN SPACE AREA TREES PROVIDED:	25 SHADE TREES AND 13 ORNAMENTAL TREES

1. HOME BUILDER IS RESPONSIBLE FOR PLANTING (2) CANOPY TREES PER LOT AT TIME OF COMPLETION OF HOME BUILDING PER CITY OF ROWLETT LANDSCAPE ORDINANCE.
2. PER THE PD-027-16 AND LANDSCAPE ORDINANCE 77.504, 38 CANOPY TREES ARE REQUIRED IN THE FRONT ENTRY WHICH IS 8 TREES/ 500 SF OF OPEN SPACE. THE REMAINING 30 TREES ARE TO BE PLACED IN THE BUFFER, BASED ON THAT 7 SHADE TREES AND 5 ORNAMENTAL TREES WERE PLACED IN THE LANDSCAPE BUFFER SPACED APART FOR OPTIMAL GROWTH. THE REMAINING 25 TREES ARE TO BE PLACED IN THE ADEQUATE SPACE FOR OPTIMAL TREE DEVELOPMENT FOR LONG TERM GROWTH AND CANOPY COVERAGE FOR THE LIFE OF THE TREES. 26 SHADE TREES AND 13 ORNAMENTAL TREES WERE PLACED IN OPEN SPACE. 11 CANOPY TREES, 11 SHADE TREES, 11 SHADE TREES AND 13 ORNAMENTAL TREES, BLOCK A LOT 34 (3 SHADE TREES, BLOCK B LOT 23 (3 SHADE TREES)
3. PLEASE SEE THE TREE SURVEY/PRESERVATION PLAN (BY OTHERS) IN THIS SET OF PLANS. PER THIS PLAN 24' CALIPER INCHES WERE TO BE MITIGATED. (6) 4" CALIPER BALD CYPRESS WERE PLACED IN THE CENTRAL OPEN SPACE AREA TO MEET THIS MITIGATION REQUIREMENT.
4. IF A DETENTION POND IS REQUIRED IN THE LARGE OPEN SPACE THEN TREES THAT CAN SURVIVE IN STANDING WATER (*Acer rubrum* RED MAPLE, *Acer rubrum* *OUROUR GLORY*, *Betula nigra* RIVER BIRCH, *Quercus nigra* 'PNK OAK', *Myrica galea* LITTLE GEM MAGNOLIA, *Faxon's magnolia* 'FAXON'S MAGNOLIA') ARE TO BE PLACED IN THE POND. AS BEING SPECIFIED IN THESE PLANS. THE TREES WILL BE EQUALLY DISTRIBUTED AT NO MORE THAN 25% OF ONE SPECIES.
5. TREES BEING SAVED IN THE DETENTION POND AREA WILL HAVE PROTECTIVE FENCING ESTABLISHED BEFORE CONSTRUCTION BEGINS. TREES WILL BE PLACED OUTSIDE OF THE CRITICAL ROOT ZONE OF THE TREES.
6. IF A FENCE IS REQUIRED AROUND THE DETENTION POND, THE FENCE WILL BE INSTALLED PER CITY OF ROWLETT CODE AND APPROVED BY CITY OFFICIALS PRIOR TO INSTALLATION.

TREE #	CAULPER	TYPE	REMAIN	REMOVE	CONDITION
1*	15"	Hackberry	X		Good
2	12"	Hackberry		X	Good
3*	12"	Hackberry	X		Good
4*	15"	Hackberry	X		Good
5*	12"	Hackberry	X		Good
6*	12"	Hackberry	X		Good
7*	18"	Hackberry	X		Good
8*	15"	Hackberry	X		Good
9*	5"	Cedar Elm	X		Good
10*	10"	Cedar	X		Good
11*	12"	Cedar Elm	X		Good
12*	12"	Cedar Elm	X		Good
13*	8"	Cedar Elm	X		Good
14*	10"	Cedar Elm	X		Good
15*	12"	Cedar Elm	X		Good
16*	10"	Cedar Elm	X		Good
17*	12"	Cedar Elm	X		Good
18*	12"	Cedar Elm	X		Good
19*	10"	Cedar Elm	X		Good
20*	12"	Cedar Elm	X		Good
21*	8"	Oak	X		Good
22*	8"	Oak	X		Good
23*	8"	Oak	X		Good
24*	8"	Oak	X		Good
25*	8"	Cedar Elm	X		Good
26*	11"	Hackberry	X		Good
27*	12"	Hackberry	X		Good
28*	5"	Chinaberry	X		Good
29*	10"	Chinaberry	X		Good
30*	10"	Cedar	X		Good
31*	8"	Cedar	X		Good
32*	8"	Cedar	X		Good
*CREDIT FOR SAVED TREE					

TOTAL CALIPEF INCHES EXISTING	781
TOTAL CALIPEF INCHES TO REMAIN	378.5
TOTAL CALIPEF INCHES TO BE REMOVED	402.5
TOTAL CALIPEF INCHES OF CREDIT FOR SAVED TREES	378.5
TOTAL CALIPEF INCHES FOR MITIGATION	24

QUANTITY	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	SIZE	NOTES
4	Cercis canadensis / Eastern Redbud	30 GAL.	3"	8' MIN.	SYMMETRICAL MATCHING FULL
	Existing Tree To Remain				
4	Ilex vomitoria / Yaupon Holly	30 GAL.	3"	8' MIN.	3 CANES MIN. MATCHING FULL
5	Lagerstroemia indica / Crape Myrtle	30 GAL.	3"	8' MIN.	3 CANES MIN. MATCHING FULL
10	Pistacia chinensis / Chinese Pistache	65 GAL.	3"	12' MIN.	SYMMETRICAL MATCHING FULL
9	Quercus shumardii / Shumard Red Oak	65 GAL.	3"	12' MIN.	SYMMETRICAL MATCHING FULL
10	Quercus virginiana / Southern Live Oak	65 GAL.	3"	12' MIN.	SYMMETRICAL MATCHING FULL
6	Taxodium distichum / Bald Cypress	100 GAL.	4"	12'-15'	SYMMETRICAL MATCHING FULL
10	Ulmus crassifolia / Cedar Elm	65 GAL.	3"	12' MIN.	SYMMETRICAL MATCHING FULL
5	Vitex agnus-castus / Chaste Tree	30 GAL.	3"	8' MIN.	3 CANES MIN. MATCHING FULL
QUANTITY	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	SPACING	NOTES
2	Hesperaloe parviflora / Red Yucca	3 GAL.	24" HT.	30" O.C.	TRIANGULAR SPACING, FULL, MATCHING
6	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	7 GAL.	48" HT	48" O.C.	TRIANGULAR SPACING, FULL, MATCHING
39	Loropetalum chinense 'Purple Diamond' / Fringe Flower	3 GAL.	24" HT.	30" O.C.	TRIANGULAR SPACING, FULL, MATCHING
30	Muhlenbergia lindheimeri / Lindheimer's Muhly	3 GAL.	24" HT.	30" O.C.	TRIANGULAR SPACING, FULL, MATCHING
12	Nandina domestica 'Fire Power' / Firepower Nandina	3 GAL.	24" HT.	30" O.C.	TRIANGULAR SPACING, FULL, MATCHING
6	Nassella tenuissima / Texas Needle Grass	1 GAL.	16" HT.	30" O.C.	TRIANGULAR SPACING, FULL, MATCHING
14	Pennisetum alopecuroides 'Harneln' / Harneln Dwarf Fountain Grass	1 GAL.	16" HT.	30" O.C.	TRIANGULAR SPACING, FULL, MATCHING
QUANTITY	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	NOTES	
	Cynodon dactylon 'Tif 419' / Bermuda Grass	sod			
245	Seasonal Annuals	4" pot	8" o.c.	TRIANGULAR SPACING	



(@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.



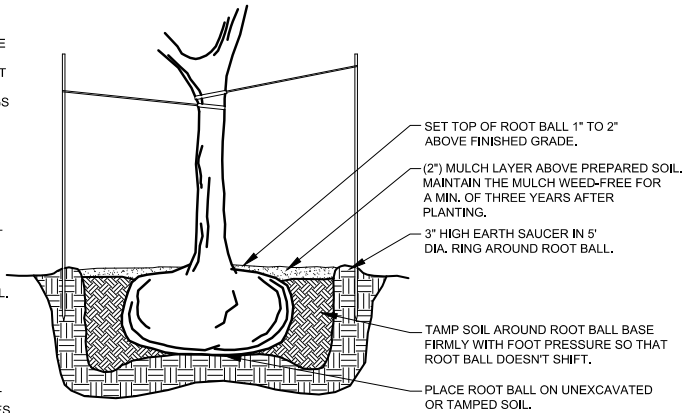


GENERAL NOTES:

1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner and Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded or seeded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of stones, dead roots, detritus and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
  - 3" of organic compost
  - 20 pounds of organic fertilizer / 1,000 sf of bed area
  - Till bed to a depth of 6" to 8"
  - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 3" of Native Hardwood Mulch.
13. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk or fire hydrant, and outside all utility easements.
17. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.
21. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on non-permeable surfaces is prohibited.
22. Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.
23. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.
24. Contractor to limb up all preserved tree canopies to 8'-10', also under-story trees not slated to remain by the tree preservation plan can be removed at the owners discretion.

NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.

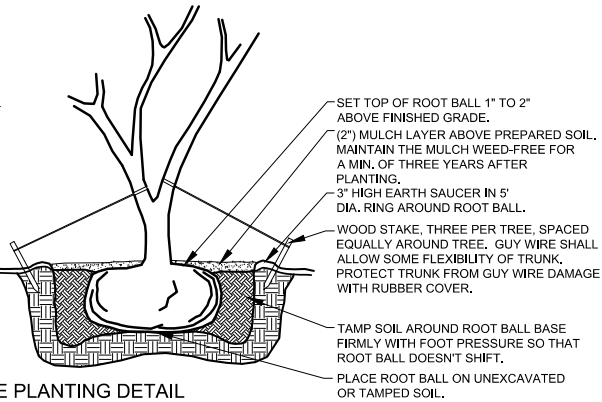


A TREE PLANTING DETAIL

NOT TO SCALE

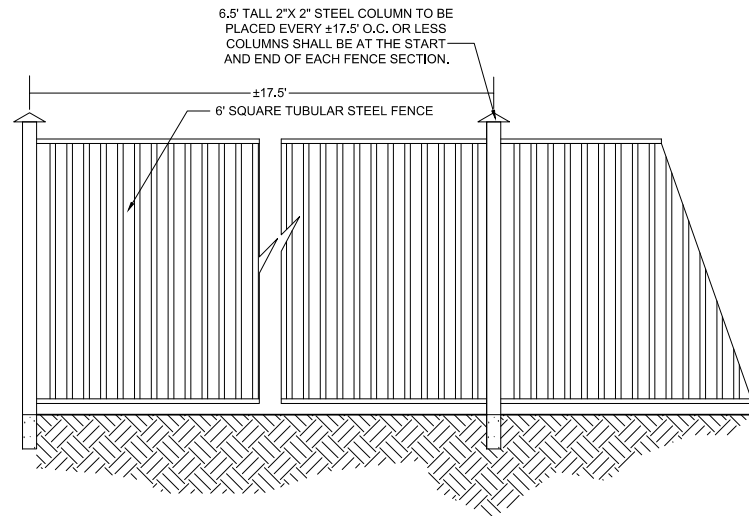
NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



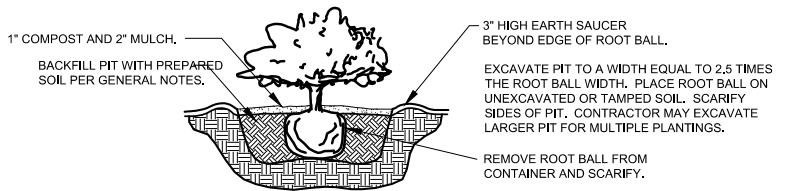
B MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE



C 6' TUBULAR STEEL FENCE

NOT TO SCALE

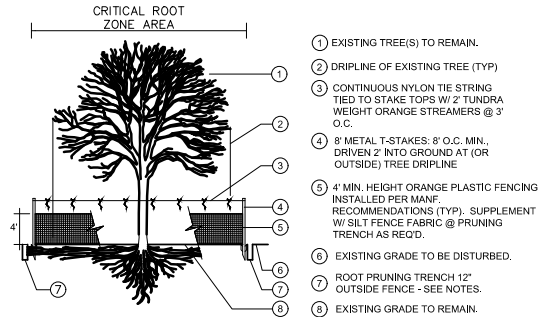


D SHRUB PLANTING DETAIL

NOT TO SCALE

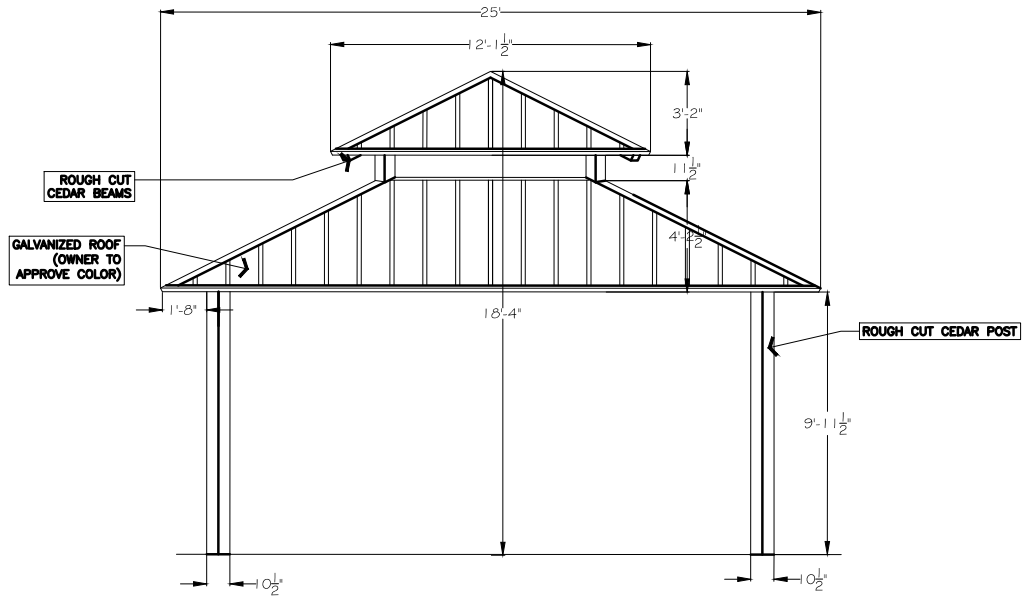
NOTES:

1. PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OF EXISTING TREES.
2. ROOT PRUNING METHOD: 2 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A 18"-24" DEEP x 8" WIDE TRENCH ALONG THE OUTSIDE PERIMETER OF EXISTING TREE(S) ADJACENT TO CONSTRUCTION AREAS. MAXIMIZE PRUNING TRENCH DISTANCE FROM TRUNK TO THE FULLEST EXTENT POSSIBLE. W/ THE ROOT PRUNING LINE PLACED @ THE EDGE OF CONSTRUCTION LIMITS.



E TREE PROTECTION DETAIL

NOT TO SCALE



F OPEN SPACE PAVILION

NOT TO SCALE



Know what's below.  
Call before you dig.

(@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

No.	Date	Revision Description

FOR REVIEW ONLY  
THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION. REVISIONS OR ADDENDUMS HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF:  
Architect: DEW J. DUBOCCO  
L.A. No. 3141 Date: 09/23/2016  
PROJECT NO.: 090-16-11



## City of Rowlett

### Staff Report

Planning & Zoning Commission

4000 Main Street  
P.O. Box 99  
Rowlett, TX 75030-0099  
www.rowlett.com

**AGENDA DATE:** 09/27/16

**AGENDA ITEM:** C6

**AGENDA LOCATION:**

Individual Consideration

**TITLE**

Consider and take action on a Temporary Use Permit Request for a "Similar temporary use", specifically a mobile pet vaccination and nonsurgical neutering clinic, to be located at 2411 Hickox Road during the 3<sup>rd</sup> weekend of each month for 12 months.

**STAFF REPRESENTATIVE**

Katy Goodrich, MPA, Planner I

**SUMMARY**

The Shot Spot is requesting a Temporary Use Permit (TUP) to allow a mobile vaccination and nonsurgical neutering clinic to provide services to the citizens of Rowlett on the 3<sup>rd</sup> weekend of each month for the next 12 months at Family Video, 2411 Hickox Road, Rowlett, Texas 75098.

**BACKGROUND INFORMATION**

The Shot Spot provides a mobile clinic to provide low cost vaccines and nonsurgical neutering (Attachment 1 – Company Overview). The group has a relationship with Family Video and will be working with them to provide pet vaccinations on twelve total days at the Family Video location in Rowlett, 2411 Hickox Road (Attachment 2 – Location Map). The dates they plan to hold the clinic are one day (either Friday or Saturday) for four to six hours during the 3<sup>rd</sup> weekend of each month for a total of 12 months. Signage will be placed at Family Video during each event. A total of two yard signs and two 10 feet by 2 feet feather flags are typically used during events only and are strategically placed near entry to the business they are partnering with. Feather flags are secured by approved weights and metal stand. Signage approved with a Special Event Permit or Temporary Use Permit is exempt from all aspects of the signage code but safety (Attachment 4 – Sample Sign Photo and Location).

**DISCUSSION**

This temporary use falls into the category "Other Similar Use" as it does not qualify as a seasonal sale. Also, since this Temporary Use Permit requests multiple dates over a 12 month period, it requires Planning and Zoning Commission approval based on the duration, even though the use will only take place for four to six hours per date. Per table 3.4-1 of the Rowlett Development Code (RDC) "Similar temporary uses" require approval of the Planning and Zoning Commission.

Per Section 77-810 C.2.b;

*For those temporary uses not specifically listed in section 77-304 or uses requesting a duration not allowed in section 77-304, application shall be made to the planning and zoning commission. The commission shall consider such factors as nature of the use; time period allowed for the use; parking; cleanup requirements; and signage. The commission may grant or deny the application and, if granted, the commission may impose such conditions, regulations or restrictions as deemed necessary.*

The requirements and approval criteria are detailed below including staff commentary in italics beneath each point of consideration where applicable. Staff recommends that the Planning and Zoning Commission consider the request based on the criteria as detailed below.

1. The temporary use or structure shall not be detrimental to property, or improvements in the surrounding area or to the public health, safety, or general welfare.

***The temporary use is not expected to have an adverse impact to the surrounding areas or to public health, safety, or general welfare.***

2. The temporary use or structure shall not have adverse impacts on adjacent land uses and aesthetics as viewed from thoroughfares as determined by the planning director.

***The temporary use or structure is not expected to have an adverse impact on adjacent land uses and aesthetics as viewed from thoroughfares.***

3. Permanent alterations to the site are prohibited. At the conclusion of the temporary use or at the expiration of the permit, whichever occurs first, all disturbed areas of the site shall be restored or improved to the condition that existed prior to the use.

***There are no permanent alterations to the site being proposed for the temporary building.***

4. All temporary signs associated with the temporary use or structure shall be removed when the activity ends or when the permit expires, whichever occurs first.

***The applicant is proposing temporary signage during the event and will be removed when the activity ends.***

5. The temporary use or structure shall not violate any applicable conditions of approval that apply to a principal use on the site, including parking and setback requirements.

***The temporary use does not violate any applicable conditions of approval that apply to the principal use.***

6. The temporary use regulations of this section do not exempt the applicant or operator from any other required permits, such as building permits or health department permits.

***No building permits or health department permits are required for this event to occur.***

7. If the property is undeveloped, it shall contain sufficient land area to allow the temporary use or structure to occur, as well as any parking and traffic circulation that may be associated with the temporary use, without disturbing sensitive or protected resources, including required buffers, 100-year floodplains, stream protection setbacks, wetlands, areas of slope greater than 20 percent, and required landscaping.

***The subject property is developed, therefore, this requirement is not applicable.***

8. If the property is developed, the temporary use shall be located in an area that is not actively used by an existing approved principal use, and that would support the proposed temporary use without encroaching or creating a negative impact on existing buffers, open space, landscaping, traffic movements, pedestrian circulation, or parking space availability.

***The proposed temporary use will require three to four parking spaces. Two to three will be for the mobile van and one to two will be for the canopy. These parking spots being used in this manner should not negatively impact Family Video, will not impede traffic movement, pedestrian circulation, parking space availability, and will not encroach into the fire lane (Attachment 3 – Site Photos).***

9. Tents and other temporary structures shall be located so as not to interfere with the normal operations of any permanent use located on the property, shall be anchored, and shall have a fire rating approved by the fire marshal and the building official.

***Tents and other temporary structures will be located in one parking spot and will not interfere with the normal operations of Family Video. It shall be anchored and have a fire rating approved by the fire marshal and building official.***

10. No temporary use shall be established if such will require installation by cranes or other such heavy equipment on a public street unless first approved by the city. Such installation may require that an amount be placed in escrow to cover the costs of repairs to such streets or portions thereof.

***This temporary use will not require installation by crane or other heavy equipment; therefore the provisions of this section are not applicable.***

11. Floodplains. Applications for temporary structures to be located in the 100-year floodplain shall be required to submit a plan to the public works department for the removal of such

structure(s) in the event of a flood notification. The plan shall include the following information:

- (a) The name, address, and phone number of the individual responsible for the removal of the temporary structures and the property owner;
- (b) The time frame prior to the event at which a structure will be removed; and
- (c) A plan to remove the temporary use earlier than the scheduled removal date, if required

***The subject site is not located in the 100-year floodplain; therefore, the provisions of this section are not applicable.***

In summary, it is the opinion of the Staff that this proposed temporary use is compatible with the surrounding area for the time period proposed and will not have adverse impact on the primary use of the subject property. Staff recommends approval of the request to allow the proposed temporary use on the third weekend (Friday or Saturday) of each month from October 2016 to September 2017.

#### **FISCAL IMPACT**

N/A

#### **STAFF RECOMMENDATION**

Staff recommends approval.

#### **ATTACHMENTS**

Attachment 1 – Company Overview

Attachment 2 – Location Map

Attachment 3 – Site Photos

Attachment 4 – Sample Sign Photo and Location





**Exhibit B**

We are requesting a temporary use permit to utilize a portion of the Family Video parking lot to provide low cost vaccinations and non-surgical neutering along with other general pet wellness care for family pets.

We have a fully enclosed truck and will utilize one outside 10 x 10 canopy for the comfort of our clients and patients in keeping the unpredictable elements at bay. This canopy is secured to the front of the vehicle by use of bungee chords, as well as utilizing round weights on all four legs of tent, specifically designed for this purpose, in effort to ensure safety and security of tent placement. During events, we require 3-4 parking spaces for adequate set-up. A total of two yard signs and two 10ftx2ft feather flags are typically used during events only and are strategically placed near entry to the business we are partnering with. Feather flags are secured by approved weights and metal stand. I have included a site map of the Family Video in Rowlett with potential areas for signs, if allowed by your city. While it is difficult to give an exact number of clients visiting our events, due to nature of “no appointment necessary”, it is generally 4 clients per hour, leading to a potential of 16 clients during a 4 hour event and 24 clients during a 6 hour event. Naturally, this may fluctuate depending on services requested by each client; however, we have found this to be a sound number, in order to ensure we are able to provide examination of pet and answer any questions our clients may have.

We will be operating at this location during the 3<sup>rd</sup> weekend of each month. We hope to secure a permit for at a minimum of 12 months. Each event will last for 4 to 6 hours, depending on which day of the weekend we are hosting event. We only plan to operate one day of a Friday, Saturday weekend. Our hours would be as follows:

Friday-3pm-7pm or Saturday-10am-4pm

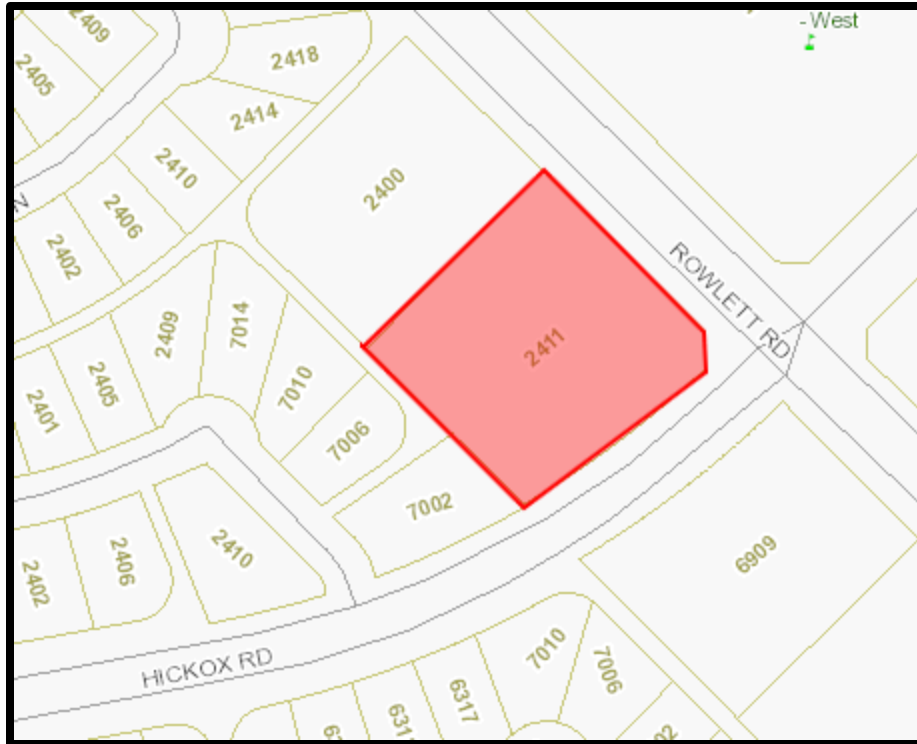
We will offer pet vaccinations, heartworm testing and preventative, de-worming, flea and tick preventative medications, prescription diets, and non-surgical male dog and cat neutering. All procedures and examinations will take place in our climate controlled truck.

Many residents find it difficult to schedule time to take their beloved family member to the Veterinary clinic. They find pricing at regular clinics to be unaffordable, they prefer the convenience of easy on and easy off at the truck events, they don't want to put their family member through a potentially risky anesthetic or surgical procedure and they appreciate the free comprehensive examination and education we provide. Therefore, more pets in the communities we serve are current on vaccinations and many are microchipped and neutered. They also are generally free of dangerous intestinal, topical, and heart parasites.

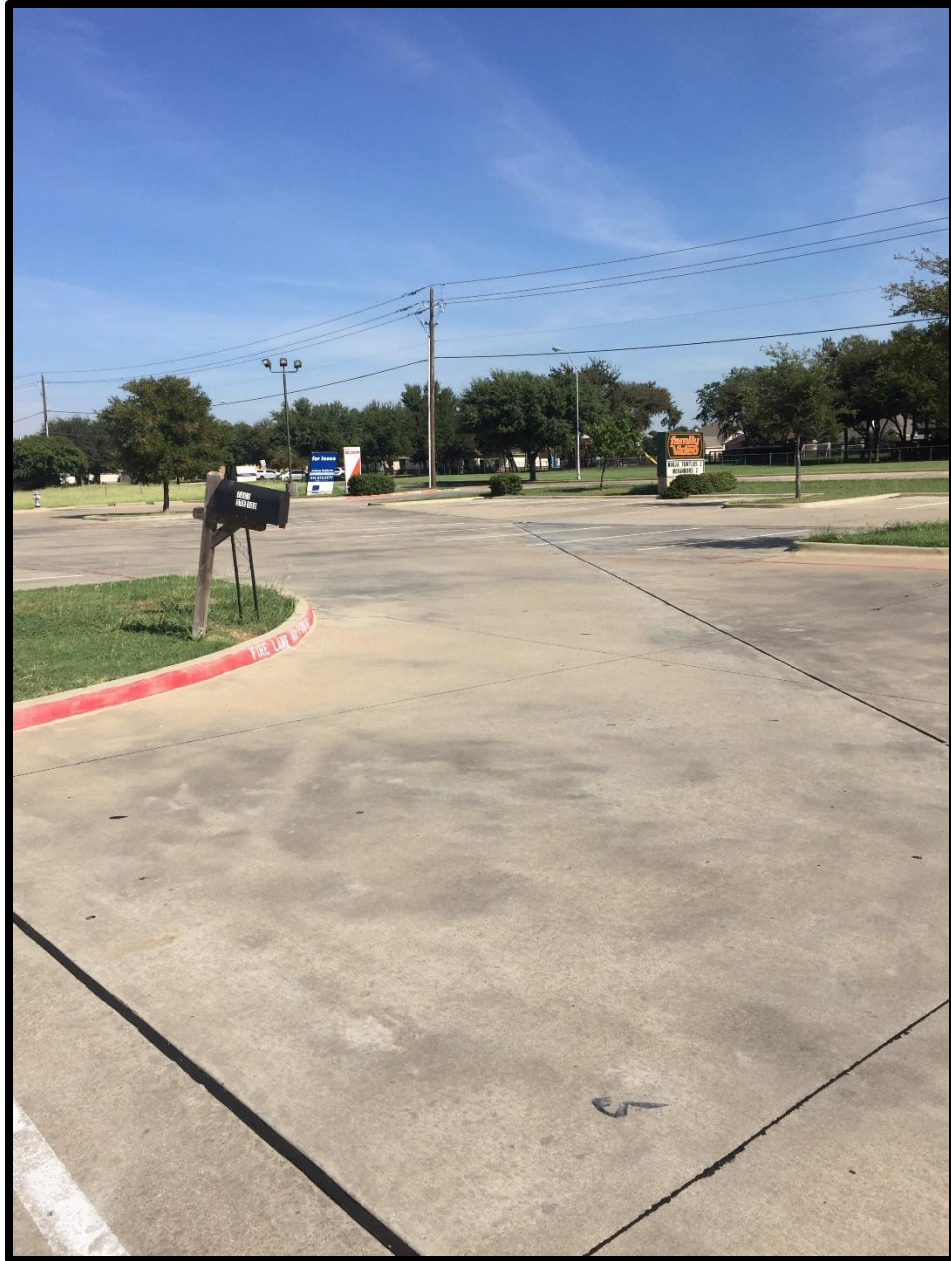
We have been providing these services for over 2 ½ years and don't see any negative aspects to the services and convenience we offer. We work closely with local Veterinarians in each community by referring our wellness patients to them for follow up or additional care; therefore, we are generally welcomed by local veterinary hospitals. We are generally seeing pets that otherwise won't get to a veterinarian on a regular basis therefore we are limiting the risks unvaccinated pets may pose to the residents.

Our Mission Statement is:

The Shot Spot Mobile Veterinary Clinics purpose is to make routine wellness veterinary care conveniently available to the public for an affordable price and in a comfortable professional environment. We hope to do our part in reducing the national pet overpopulation problem by making neutering convenient, safe, and affordable. In our continuing effort to educate the public regarding pet care, we expect and truly feel we make a difference in fostering the Human-Animal Bond.





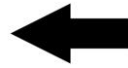












10x2 Feather Flag used during events

18x24 yard signs that may be used during a Friday or Saturday event. Metal "H" frame that stakes sign into ground.



## The Shot Spot Truck

